



## CULTUS LAKE PARK BOARD REGULAR MEETING NOTICE

WEDNESDAY, May 20, 2026

7:00 PM

CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

The Cultus Lake Park Board Regular Meeting will be held on Wednesday, May 20, 2026, in the Cultus Lake Park Office Boardroom at 7:00 pm.

Please feel free to join the meeting in person or electronically via Zoom. Participants will be muted upon entry to the meeting but will be able to ask questions during the Public Question Period.

Please note you are required to have your cameras on when entering the meeting to confirm your identity.

### **Join the Zoom Meeting:**

Cultus Lake Park Board Regular Meeting  
May 20, 2026, at 7:00 pm

<https://us06web.zoom.us/j/89657894767?pwd=G0FSNeSsR6VoTdXFUe9C7jBPA43a.1>

Meeting ID: 896 5789 4767  
Passcode: 282863

The Cultus Lake Park Board Regular Meeting video will be available to view on our website the following day at [www.cultuslake.bc.ca/board-meeting-videos/](http://www.cultuslake.bc.ca/board-meeting-videos/).





CULTUS LAKE PARK BOARD  
REGULAR MEETING AGENDA

WEDNESDAY, MAY 20, 2026

7:00 PM

CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

(1) CALL TO ORDER

(2) RESOLUTION TO PROCEED TO CLOSED MEETING 5:00 PM)

*THAT the meeting be closed to the public to consider matters pursuant to the following sections of the Community Charter:*

*Section 90 (1), (d), security of the property of the municipality;*

*(g) litigation or potential litigation affecting the municipality; and*

*(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

(3) RECONVENE

(4) APPROVAL OF AGENDA

Page 1

- (a) *THAT the Cultus Lake Park Board approve the Agenda as amended for the Regular Meeting of May 20, 2026, by adding Item 5, Delegation (a) DRAFT Financial Statement Report;*

*THAT the Cultus Lake Park Board approve the Agenda as amended; and*

*THAT all delegations, reports, correspondence, and other information set to the Agenda be received.*

(5) DELEGATIONS

Page 5

Page 9

- (a) **2025 DRAFT Financial Statement Presented by KPMG**

- Presentation by Sean Reid, CPA, CA, Partner, KPMG Private Enterprise
- Report dated May 20, 2026, from Erica Lee, Chief Financial Officer
- Attachment 1; DRAFT Financial Statements

*THAT the Cultus Lake Park Board receive the report from Chief Financial Officer regarding the 2025 DRAFT Financial Statements be received; and*

*THAT the Cultus Lake Park Board approve the 2025 Financial Statements.*

(6) ADOPTION OF MINUTES

- Page 31 (a) ***THAT the Cultus Lake Park Board adopt the Minutes of the Regular Meeting held April 15, 2026.***

**(7) ADOPTION OF COMMITTEE MINUTES**

- Page 37 (a) ***THAT the Cultus Lake Park Board approve the Community Events and Engagement Committee Meeting Minutes from March 31, 2026.***

**(8) CORRESPONDENCE**

(a) **Village Centre Redevelopment Project Correspondence**

- Page 41
- Letter received May 5, 2026, from anonymous regarding the Village Centre Redevelopment Project
  - Responses and letter from Chief Administrative Officer Joe Lamb, dated May 20, 2026
- Page 43

***THAT the Cultus Lake Park Board receive letter dated May 5, 2026, from anonymous; and***

***THAT the Cultus Lake Park Board receive and confirm the responses and letter from Chief Administrative Officer dated May 20, 2026.***

**(9) FINANCE**

**(10) BYLAWS**

(a) **Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026**

- Page 49
- Attachment 1; Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026
  - Attachment 2; Schedule A
  - Attachment 3; Schedule B
  - Attachment 4; Schedule C
- Page 51
- Page 53
- Page 55

***THAT the Cultus Lake Park Board give Final Reading of the Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026.***

(b) **Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026**

- Page 57
- Attachment 1; Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026

***THAT the Cultus Lake Park Board give Final Reading to Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026.***

**(11) CONSENT AGENDA**

- Pages 59 - 98
- (a) **2026 First Quarter Reports**
- Finance

- Parking Lot Revenue
- Bylaw Compliance and Enforcement
- Public Works
- Sunnyside Campground and Accommodations
- Fire Department
- Lease Assignment
- Parking Fee Waivers

*THAT the Cultus Lake Park Board receive the 2026 First Quarter reports for information.*

(b) **June and July 2026 Cultus Lake Park Events**

Page 99  
Page 101

- Abbotsford Christian Middle School Grade 6 Field Trip, June 16, 2026
- Cultus Lake Memorial Church Picnic, July 19, 2026

*THAT the Cultus Lake Park Board receive the June and July 2026 Event reports for information.*

(12) **REPORTS BY STAFF**

(a) **Release of Closed Meeting Resolutions**

Page 103

- Report dated May 20, 2026, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer

*THAT the Cultus Lake Park Board receive the Release of Closed Meeting Resolutions report regarding the approval of the new liquor store and change of use for units 6 & 7 in the Cultus Lake Plaza.*

(b) **School District No. 33 Farewell BBQ for International Students Event**

Page 105

Page 107

- Report dated May 20, 2026, from Carmen Baker, Administrative Assistant, Communications & Events Coordinator
- Attachment 1; Event Application

*THAT the Cultus Lake Park Board approve the School District No. 33 Farewell BBQ for International Students Event at Main Beach and Gazebo A on Thursday, June 11, 2026, from 4:00 pm to 7:00 pm;*

*THAT the Cultus Lake Park Board waive parking fees for up to four (4) staff and volunteer vehicles in Parking Lot B Thursday, June 11, 2026 from 4:00 pm to 7:00 pm; and*

*THAT the Cultus Lake Park Board approve a Food Vendor at Main Beach near Gazebo A on Wednesday, June 11, 2026, from 4:00 pm to 7:00 pm for private use only for guests of the event.*

(13) **REPORTS BY COMMISSIONERS**

(a) **Cultus Lake Stewardship Society (CLASS) update**

- Verbal discussion, Commissioner E. Jartved regarding current efforts

(14) **COMMUNITY ASSOCIATION**





## CULTUS LAKE PARK

### REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 3900

**SUBMITTED BY:** Erica Lee  
Chief Financial Officer

**SUBJECT:** 2025 DRAFT Financial Statements

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#### **PURPOSE:**

To provide the Board with the 2025 DRAFT Financial Statements for the Boards approval.

#### **RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the report from the Chief Financial Officer regarding the 2025 DRAFT Financial Statements be received; and*

*THAT the Cultus Lake Park Board approve the 2025 Financial Statements.*

#### **DISCUSSION:**

The financial statements for the Cultus Lake Park Board (CLPB) have been audited by KPMG, the CLPB's auditor. Representatives from KPMG, along with Staff, are in attendance to present the 2025 DRAFT Financial Statements to the Board. The Independent Auditors Report states that the financial statements accurately reflect the financial position of the Park at December 31, 2025.

Highlights from the 2025 Financial Statements include:

#### **1. Financial Statements:**

The financial position of the CLPB increased from the position at the end of 2024 due to having another operationally solid year and a gain realized on insurance funds related to the yellow barn, resulting in an annual surplus of \$1,173,250.

Operationally, 2025 was a very solid year for CLPB. Sunnyside Campground revenues were just above budgeted levels, Interest income remained well above budgeted levels for 2025, and Parking Revenue exceeded budget levels by over \$43,000.

## **Significant Audit, Accounting and Reporting Matters:**

### a) Asset Retirement Obligations

PS 3280 Asset Retirement Obligations came into effect for the Park Board's 2023 fiscal year. PS 3280 applies to legal obligations associated with the retirement of tangible capital assets and addresses recognition, measurement, presentation and disclosure of these obligations. In addition, PS 3270 Solid Waste Landfill Closure and Post-Closure Liability has been withdrawn and replaced with PS 3280.

As of the 2025 year end, the Parks Board has recognized the following asset retirement obligations:

#### i) Buildings - Asbestos and Lead

The Park Board owns several buildings that are known to have asbestos and lead and there is a legal obligation to remove and dispose of it. The cost to remove and dispose of these health hazards upon demolition of these buildings has been estimated and discounted at their present value for a liability related to the buildings at December 31, 2025 of \$102,779 (2024 - \$100,483).

#### ii) Landfill

Background: As a result of the landfill closure costing update completed in 2015, the financial liability for this closure needed to be increased, resulting in an extraordinary expense of \$369,500 in 2015.

In 2020 a new auditing standard, CAS 540, was introduced that required the auditors to perform a more granular review of the Landfill Liability estimate. This led management to do a closer review of the estimate to reduce its uncertainty and subjectivity. In response to the review, management applied an inflationary increase from the original estimate in 2015 to bring the costs up to a current estimated value. In addition, post closure costs were estimated based on a review of other municipalities' ongoing costs and were added to the 2020 liability. This resulted in an extraordinary expense of \$516,832 in 2020.

In 2023, under the new standard PS 3280 Asset Retirement Obligations, the liability was increased by \$113,000 from 2022 for a total recognized liability of \$1,564,300.

In 2024, as a result of the landfill closure costing being updated again, the financial liability for this closure needed to be increased, resulting in an extraordinary expense of \$3,253,500 in 2024 for a total recognized liability of \$4,817,800.

In 2025, the landfill closure costs have been estimated using the landfill closure update from 2024. estimated inflation and discounted at their present value for a liability at December 31, 2025 of \$5,109,200.

### b) Segmented Reporting

Background: In 2015, The Statement of Operations and Accumulated Surplus was reformatted to reflect expenditures reported by object, providing the reader with better financial information at the business unit level. With this change a segmented reporting note (#14) was added that further breaks down the expenditures in each business unit by type.

This format is continued in 2025.

c) Contractual Rights

Background: In 2018, a new disclosure requirement regarding contractual rights commenced. With this change a contractual rights note (#9) was added that outlines the amounts Cultus Lake Park Board is scheduled to receive from 2025 to 2029 and thereafter from contracts the Board has entered into for various residential and commercial property leases and cost share agreements.

This format is continued in 2025.

The approval of the 2025 DRAFT Financial Statements concludes the annual financial audit process.

**STRATEGIC PLAN:**

This report does not impact the Board's Strategic Plan Initiative.

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Prepared by:



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Erica Lee, CPA, CA  
Chief Financial Officer

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



**DRAFT** Financial Statements of

**CULTUS LAKE PARK BOARD**

And Independent Auditor's Report thereon

Year ended December 31, 2025



KPMG LLP  
45890 Hocking Ave Suite 302  
Chilliwack, BC V2P 1B4  
Canada  
Tel 604 793 4700  
Fax 604 793 4747

## INDEPENDENT AUDITOR'S REPORT

To the Commissioners of Cultus Lake Park Board

### ***Opinion***

We have audited the financial statements of Cultus Lake Park Board (the "Park Board"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Park Board as at December 31, 2025, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### ***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 Financial Statements***" section of our auditor's report.

We are independent of the Park Board in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the 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 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 Park Board'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 Park Board's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Park Board to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- 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.

***DRAFT***

Chartered Professional Accountants

Chilliwack, Canada

May 20, 2026

# CULTUS LAKE PARK BOARD

## Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
<b>Financial Assets:</b>		
Cash (note 2)	\$ 7,813,047	\$ 1,113,560
Investments (note 2)	4,663,012	11,340,104
Accounts receivable (note 3)	428,026	92,870
	12,904,085	12,546,534
<b>Liabilities:</b>		
Accounts payable and deposits	976,837	1,126,165
Deferred revenue	754,947	715,438
Asset retirement obligation (note 4)	5,211,979	4,918,283
	6,943,763	6,759,886
Net Financial Assets	5,960,322	5,786,648
<b>Non-Financial Assets:</b>		
Tangible capital assets (note 5)	5,307,932	4,245,892
Prepaid expenses	240,336	302,800
	5,548,268	4,548,692
Commitments (note 7)		
Contingency (note 9)		
<b>Accumulated surplus</b> (note 6)	\$ 11,508,590	\$ 10,335,340

See accompanying notes to financial statements.

On behalf of the Cultus Lake Park Board:

\_\_\_\_\_ Chief Financial Officer

\_\_\_\_\_ Commissioner Chair

# CULTUS LAKE PARK BOARD

## Statement of Operations and Accumulated Surplus

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (Note 12)	2025 Actual	2024 Actual
<b>Revenue:</b>			
Sunnyside Campground	\$ 4,479,240	\$ 4,552,792	\$ 4,185,054
Residential leases	1,253,549	1,234,898	1,185,309
Pay parking	1,136,300	1,179,513	1,074,945
Commercial leases	937,845	822,883	839,088
Other	245,040	404,462	838,806
Interest income	40,000	353,080	566,862
Cabin rentals	225,400	223,253	210,905
Sales of services	210,350	201,693	196,700
	8,527,724	8,972,574	9,097,669
<b>Expenses:</b>			
Campground and visitor services	2,042,215	2,269,954	2,176,343
Public works	-	1,588,096	1,363,668
General government	1,343,053	1,397,851	1,589,891
Public safety	1,023,815	999,670	959,270
Public open space	470,420	436,941	387,861
Lease services (note 4)	253,975	538,432	3,597,457
	6,834,908	7,230,944	10,074,490
Surplus (deficit) before the undernoted	1,692,816	1,741,630	(976,821)
<b>Other income (expenses):</b>			
Gain on disposal of tangible capital assets	-	555,514	3,598
Amortization	-	(1,123,894)	(920,178)
	-	(568,380)	(916,580)
Annual surplus (deficit)	1,692,816	1,173,250	(1,893,401)
Accumulated surplus, beginning of year	10,335,550	10,335,340	12,228,741
Accumulated surplus, end of year	\$12,028,366	\$ 11,508,590	\$ 10,335,340

See accompanying notes to financial statements.

# CULTUS LAKE PARK BOARD

## Statement of change in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget	2025 Actual	2024 Actual
Annual surplus (deficit)	\$ 1,692,816	\$ 1,173,250	\$ (1,893,401)
Acquisition of tangible capital assets	(3,247,301)	(2,185,934)	(1,070,174)
Amortization of tangible capital assets	-	1,123,894	920,178
Proceeds on disposal of tangible capital assets	-	555,514	16,573
Gain on disposal of tangible capital assets	-	(555,514)	(3,598)
	(1,554,485)	111,210	(2,030,422)
Change in prepaid expenses	-	62,464	(66,818)
Change in net financial assets	(1,554,485)	173,674	(2,097,240)
Net financial assets, beginning of year	5,786,648	5,786,648	7,883,888
Net financial assets, end of year	\$ 4,232,163	\$ 5,960,322	\$ 5,786,648

See accompanying notes to financial statements.

# CULTUS LAKE PARK BOARD

## Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus (deficit)	\$ 1,173,250	\$ (1,893,401)
Items not affecting cash:		
Amortization of tangible capital assets	1,123,894	920,178
Gain on disposal of tangible capital assets	(555,514)	(3,598)
Accretion expenses	2,296	6,353
Changes in non-cash operating assets and liabilities:		
Accounts receivable	(57,399)	411,118
Prepaid expenses	62,464	(66,818)
Accounts payable and deposits	(149,328)	143,078
Deferred revenue	39,509	23,438
Remeasurement of assets retirement obligation	291,400	3,261,268
	1,930,572	2,801,616
Capital activities:		
Acquisition of tangible capital assets	(2,185,934)	(1,070,174)
Proceeds from disposal of tangible capital assets	277,757	16,573
	(1,908,177)	(1,053,601)
Financing activities:		
Decrease (increase) in investments	6,677,092	(1,367,351)
Net increase in cash	6,699,487	380,664
Cash and cash equivalents, beginning of year	1,113,560	732,896
Cash and cash equivalents, end of year	\$ 7,813,047	\$ 1,113,560
Non-cash transactions:		
Proceeds from disposal of tangible capital assets		
Recorded in accounts receivable	\$ 277,757	\$ -

The accompanying notes are an integral part of these financial statements.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements

**DRAFT**

Year ended December 31, 2025

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## General:

Cultus Lake Park Board (the "Park Board") was formed in 1932 under the Cultus Lake Park Act enacted by the Province of British Columbia. The Park Board is constituted with the regulation, management, maintenance and improvement of Cultus Lake Park.

### 1. Significant accounting policies:

The Park Board's financial statements have been prepared in accordance with the Canadian Public Sector Accounting Standards ("PSAS") as issued by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

#### (a) Basis of accounting:

The Park Board follows the accrual method of accounting for revenues and expenses. Revenues are recognized in accordance with note 2(h). Expenses are recognized as they are incurred and measurable as a result of the receipt of goods and services and/or the creation of a legal obligation to pay.

#### (b) Financial instruments:

Financial instruments are classified into two categories: fair value and cost.

Investments are carried at cost, with the exception of Municipal Finance Authority pooled investments which are carried at market value.

The carrying amount of other financial instruments such as cash, accounts receivable, accounts payable and deposits approximate their fair value due to their short-term maturities.

The Board does not have any financial instruments required or elected to be subsequently recorded at fair value.

Unrealized changes in fair value would be recognized on the statement of remeasurement gains and losses. They are recorded in the statement of operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 30, 2024. As a result, the Park Board does not have a statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred. Transaction costs incurred on the acquisition of financial instruments recorded at cost or amortized cost are included in the cost. Sales and purchases of investments are recorded on the trade date.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

### (b) Financial instruments (continued):

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations.

### (c) Tangible capital assets and amortization:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land	Indefinite
Buildings	5 - 10
Fire truck and equipment	10
Office and general equipment	3 - 20
Park equipment	5 - 10
Plaza building and equipment	10
Property improvements and roads	5
Sunnyside property and equipment	5 - 10
Water system	5
Waterfront equipment	10

### (d) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased capital assets. All other leases are accounted for as operating leases and related payments are charged to expenses as incurred.

### (e) Long-lived assets:

Long lived assets consist of tangible capital assets with finite useful lives. Long-lived assets held for use are measured and amortized as described in the applicable accounting policies. When the Park Board determines that a long-lived asset no longer has any long-term service potential to the Park Board, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations. Write-downs are not reversed.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

### (f) Asset retirement obligations:

An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset that the Park Board will be required to settle. The Park Board recognizes asset retirement obligations when there is a legal obligation to incur retirements costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

Asset retirement obligations are initially measured at the best estimate of the amount required to retire a tangible capital asset at the financial statement date. The estimate of a liability includes costs directly attributable to asset retirement activities.

Asset retirement obligations are recorded as liabilities with a corresponding increase to the carrying amount of the related tangible capital asset. Subsequently, the asset retirement costs are allocated to expenses over the estimated remediation of the tangible capital asset.

The obligation is adjusted to reflect period to period changes in the liability resulting from the passage of time and for revisions to either the timing or the amount of the original estimate of the undiscounted cash flows or the discount rate.

### (g) Liability for Contaminated Sites:

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. Any liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- (a) an environmental standard exists;
- (b) contamination exceeds the environmental standard;
- (c) the City is directly responsible or accepts responsibility;
- (d) it is expected that future economic benefits will be given up; and
- (e) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of remediation and post-remediation including operation, maintenance and monitoring that are integral parts of the remediation strategy for a contaminated site. As at December 31, 2025, no liability for contaminated sites was recognized.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

(h) Revenue recognition:

The Park Board records all revenues in the period in which they are earned. Payments and deposits for campsite fees received in advance for the following year are recorded as deferred revenue.

(i) Use of estimates:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Areas that contain estimates include assumptions used in estimating provisions for accrued liabilities, and the estimated useful lives of tangible capital assets; a significant estimate is the landfill closure liability. Actual results could differ from those estimates.

(j) Budget figures:

The budget figures presented in these financial statements are based on the amended 2025 Five-Year Financial Plan approved by the Commissioners on December 17, 2025. The original annual budget was approved April 16, 2025.

## 2. Restricted assets:

The Park Board has restrictions on the investments and cash available for operational use as follows:

	2025	2024
Cash	\$ 7,813,047	\$ 1,113,560
Term deposits	2,334	6,809,642
Municipal Finance Authority	4,660,678	4,530,462
	12,476,059	12,453,664
Less restricted for:		
Reserve funds	(6,253,660)	(6,915,741)
Available for general use	\$ 6,222,399	\$ 5,537,923

As at December 31, 2025, the Park Board held one term deposit, which earned interest at 2.00% and matures in April 2026. In addition, the Park Board has invested in the Municipal Finance Authority Money Market fund.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

### 3. Accounts receivable:

	2025	2024
Trade accounts	\$ 426,287	\$ 92,870
GST	1,739	-
	\$ 428,026	\$ 92,870

### 4. Asset retirement obligation:

The District asset retirement obligation consists of the following:

- The Park Board owns several buildings that are known to have asbestos and lead, which represent a health hazard upon demolition of the building and there is a legal obligation to remove and dispose of it. The facilities have average estimated useful lives remaining ranging from 10 to 25 years.
- In 2001, the Ministry of Water, Land and Air Protection (the "Ministry") required the Park Board to complete a closure plan for its landfill. The Park Board has responsibility for closure and postclosure care of the site. A preliminary closure plan was completed in April 2002, and was forwarded to the Ministry for approval and was updated further in 2015, 2020, and 2024.

In 2024, the Park Board obtained a new report that reassessed the closure costs required to close the landfill in accordance with the expected minimum standards imposed by the Province of British Columbia. The landfill site has been inactive for many years, however, the Park Board does not expect to formally close the landfill site until 2026. Once closed, the landfill site may require post-closure care for up to 25 years.

Estimated costs have been discounted at the present value using a discount rate of 3.79% (2024 - 3.80%) per annum. As at December 31, 2025, the undiscounted cash flows are \$5,542,458 (2024 - \$5,438,657).

	2025	2024
Asset retirement obligation, beginning of year	\$ 4,918,283	\$ 1,650,662
Remeasurement of liability	291,400	3,261,268
Increase due to accretion	2,296	6,353
Asset retirement obligation, end of year	\$ 5,211,979	\$ 4,918,283

Remeasurement of the liability of \$ nil related to buildings owned was capitalized to buildings. Remeasurement of the liability of \$289,650 for the landfill and accretion is expensed as part of lease services at the statement of operations.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

## 5. Tangible capital assets:

### Cost

	Balance at December 31, 2024	Additions	Disposals and write-downs	Balance at December 31, 2025
Land	\$ 551,794	\$ -	\$ -	\$ 551,794
Buildings	3,556,135	352,644	-	3,908,779
Fire truck and equipment	1,075,809	42,748	-	1,118,557
Office and general equipment	583,694	31,949	(25,126)	590,517
Parks equipment	2,803,156	81,529	-	2,884,685
Plaza building and equipment	1,044,744	-	-	1,044,744
Property, improvement and roads	2,772,853	20,787	-	2,793,640
Sunnyside, properties and equipment	2,789,695	367,817	-	3,157,512
Waterfront equipment	707,071	1,288,460	-	1,995,531
Water systems	874,046	-	-	874,046
	<b>\$ 16,758,997</b>	<b>\$ 2,185,934</b>	<b>\$ (25,126)</b>	<b>\$ 18,919,805</b>

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

## 5. Tangible capital assets (continued):

### Accumulated amortization

	Balance at December 31, 2024	Amortization	Disposals and write-downs	Balance at December 31, 2025
Land	\$ -	\$ -	\$ -	-
Buildings	2,672,201	345,993	-	3,018,194
Fire truck and equipment	860,209	53,878	-	914,087
Office and general equipment	550,167	19,742	(25,126)	544,783
Park equipment	2,022,309	137,276	-	2,159,585
Plaza building and equipment	823,371	55,540	-	878,911
Property improvement and roads	2,016,433	160,652	-	2,177,085
Sunnyside property and equipment	2,241,404	171,339	-	2,412,743
Waterfront equipment	452,965	179,474	-	632,439
Water system	874,046	-	-	874,046
	<b>\$ 12,513,105</b>	<b>\$ 1,123,894</b>	<b>\$ (25,126)</b>	<b>\$ 13,611,873</b>

### Net book value of tangible capital assets

	Net book value December 31, 2025	Net book value December 31, 2024
Land	\$ 551,794	\$ 551,794
Buildings	890,585	883,934
Fire truck and equipment	204,470	215,600
Office and general equipment	45,734	33,527
Park equipment	725,100	780,847
Plaza building and equipment	165,833	221,373
Property improvement and roads	616,555	756,420
Sunnyside property and equipment	744,769	548,291
Waterfront equipment	1,363,092	254,106
Water system	-	-
<b>Total</b>	<b>\$ 5,307,932</b>	<b>\$ 4,245,892</b>

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

## 6. Accumulated surplus:

At December 31, 2025, the balance consists of:

	2025	2024
Operating funds	\$ (53,002)	\$ (826,293)
Reserve funds	6,253,660	6,915,741
Equity in tangible capital assets	5,307,932	4,245,892
	<b>\$ 11,508,590</b>	<b>\$ 10,335,340</b>

Reserve funds are as follows:

	2025	2024
Cabins	\$ 56,465	\$ 40,902
Community event	8,787	8,510
Community hall	88,015	77,370
Community services	393,177	291,095
Fire department	570,865	484,561
Foreshore area	611,458	1,121,998
Land sales	1,938,240	1,833,387
Main beach	319,848	247,213
Milfoil	93,141	91,138
Park office	265,903	240,374
Park patrol	26,267	23,472
Plaza	510,805	412,756
Sewer	61,041	53,347
Sunnyside capital	415,419	1,272,156
Tree	104,005	102,982
Water	254,768	246,748
Residential areas	34,819	21,888
Public areas	457,601	319,044
Parking lot capital	43,036	26,800
	<b>\$ 6,253,660</b>	<b>\$ 6,915,741</b>

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 7. Commitments:

The Park Board has entered into various equipment lease agreements with estimated minimum annual payments as follows:

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2026	\$	37,064
2027		52,167
2028		49,726
2029		44,640
2030		44,640
Thereafter		29,760
	\$	257,997

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## 8. Contractual rights:

The Park Board has entered into contracts for various residential and commercial property leases and cost share agreements, and is scheduled to receive the following amounts under those contracts:

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2026	\$	719,648
2027		705,984
2028		672,167
2029		546,543
2030		456,533
Thereafter		4,008,257
	\$	7,109,132

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The amounts the Park Board is scheduled to receive beyond 2030 substantially relate to residential property leases that have varying expiry dates between 2033 and 2047.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 9. Contingency:

The Park Board entered into an agreement in 2014 with the Province of BC which took into effect on May 28, 2014. The agreement has a term of twenty-eight years. The agreement outlines the management and operation of the foreshore of the Park.

As a condition of the agreement with the Province of BC, the Park Board issued a non-revocable Letter of Credit in the amount of \$2,000 as a guarantee for the due and faithful performance of the agreement.

Certain claims exist against the Park Board. These claims are undeterminable or are not expected to have a material impact on the financial position or operating results of the Park Board. Settlements of claims, in excess of those provided, will be accounted for as current period transactions.

## 10. Financial risks:

Market risk is the risk that changes in market prices, such as interest rates, will affect the Park Board's income. The Park Board's cash and portfolio investments include amounts on deposit with financial institutions that earn interest at market rates. The Park Board manages its cash by maximizing the interest income earned on excess funds while maintaining the liquidity necessary to conduct operations on a day-to-day basis. Fluctuations in market rates of interest would not have a significant effect on the Park Board's income.

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Management does not believe that the Park Board is exposed to significant credit risk.

The carrying value of cash, accounts receivable, and accounts payable and accrued liabilities approximate their fair value due to the relatively short periods to maturity of these items.

Liquidity risk is the risk that the Park board will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Park board manages its liquidity risk by monitoring its operating and capital requirements. The Park board prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no change to the risk exposures outlined above from 2024.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 11. Pension plan:

The Park Board and its employees contribute to the Municipal Pension Plan (a jointly trusted pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2025, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The Park Board paid \$154,709 (2024 - \$148,989) for employer contributions to the plan in fiscal 2025.

The next valuation will be as at December 31, 2027.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

## 12. 2025 Budget Figures

The budget figures included in the financial statements reflect the amended planned budget adopted through Bylaw No. 1258,2025 on December 17, 2025. The Park Board has elected to present the amended budget. The Original annual budget was approved April 16, 2025.

	Annual Budget	Amended Budget	Change
<b>Revenue:</b>			
Sunnyside campground	4,479,240	4,479,240	-
Residential leases	1,253,549	1,253,549	-
Pay parking	1,136,300	1,136,300	-
Commercial leases	937,845	937,845	-
Other	245,040	245,040	-
Cabin rentals	225,400	225,400	-
Interest income	40,000	40,000	-
Sales of services	210,350	210,350	-
	8,527,724	8,527,724	-
<b>Expenses:</b>			
Campground and visitor services	2,002,215	2,042,215	(40,000)
Public works	1,701,430	1,701,430	-
General government	1,343,053	1,343,053	-
Public safety	998,815	1,023,815	(25,000)
Public open space	253,975	253,975	-
Lease services	470,420	470,420	-
	6,769,908	6,834,908	(65,000)
<b>Annual Surplus</b>			
Reserve allocations	(1,667,238)	(1,569,238)	(98,000)
Funding from reserves	3,190,241	3,170,641	19,600
Capital projects	(3,266,901)	(3,247,301)	(19,600)
	(1,743,898)	(1,645,898)	(98,000)
	13,918	46,918	(33,000)

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

**DRAFT**

Year ended December 31, 2025

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## 13. Segmented information:

Segmented information has been identified based upon lines of service provided by the Park Board. Park Board services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide are as follows:

(a) General government:

General government includes services and activities responsible for the overall direction and monitoring of Park Board initiatives. These include, but are not limited to legislative services, Park Board operations, financial services, human resource services and overall organizational administration.

(b) Public works:

Public works includes general park operations and maintenance not included amongst the other business units.

(c) Campground and visitor services:

Campground and visitor services includes the operations, maintenance and renewal of Sunnyside Campground, along with the Cultus cabin rentals.

(d) Public safety:

Public safety includes those services that provide protection to Cultus Lake including the Cultus Lake Volunteer Fire Department and Cultus Lake Park Patrol (Bylaw Enforcement).

(e) Lease services:

Lease services includes the management and provision of services to the residential and commercial lease areas.

(f) Public open spaces:

Public open spaces is the maintenance and renewal of all public green space including the foreshore area and Cultus Lake Community Hall.

# CULTUS LAKE PARK BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2025

## 13. Segmented information (continued):

	General Government	Public Works	Campground and Visitor Services	Public Safety	Lease Services	Public Open Spaces	2025	2024
<b>Revenues</b>								
Sunnyside Campground	\$ -	\$ -	\$ 4,552,792	\$ -	\$ -	\$ -	\$ 4,552,792	\$ 4,185,054
Residential leases	-	-	-	190,057	1,044,841	-	1,234,898	1,185,309
Pay parking	-	-	-	-	-	1,179,513	1,179,513	1,074,945
Commercial leases	-	-	-	43,427	779,456	-	822,883	838,806
Other	6,394	57,132	13,601	227,897	6,068	93,370	404,462	839,088
Interest income	353,080	-	-	-	-	-	353,080	566,862
Cabin rentals	-	-	223,253	-	-	-	223,253	210,905
Sales of services	720	-	11,829	80,199	-	108,945	201,693	196,700
	360,194	57,132	4,801,475	541,580	1,830,365	1,381,828	8,972,574	9,097,669
<b>Expenditures</b>								
Salaries and benefits	836,597	1,341,379	747,867	375,492	-	-	3,301,335	2,998,977
Program support	90,607	70,936	442,514	494,143	19,250	143,596	1,261,046	1,193,413
Utilities	7,365	13,484	519,579	8,842	27,633	9,063	585,966	650,405
Insurance	32,974	46,783	81,911	36,165	66,300	65,185	329,318	340,873
Vehicle, buildings and equipment	5,804	81,108	43,671	42,120	6,940	9,577	189,220	230,368
Waste disposal	-	14,959	60,604	-	121,164	10,095	206,822	205,658
Professional fees	225,202	-	-	28,244	-	-	253,446	459,597
Office, telephone and sundry	66,517	18,997	73,116	14,664	-	30,801	204,095	210,446
Bank & POS charges	14,814	-	119,414	-	2,783	67,603	204,614	171,595
Accretion expense	2,062	-	1,123	-	862	-	4,047	6,353
Commissioner's expenses	115,909	-	-	-	-	-	115,909	119,750
Roads, parking and grounds maint.	-	450	47,759	-	2,100	101,021	151,330	117,642
Retail cost of goods sold	-	-	132,396	-	-	-	132,396	115,913
Remeasurement of ARO - landfill	-	-	-	-	291,400	-	291,400	3,253,500
	1,397,851	1,588,096	2,269,954	999,670	538,432	436,941	7,230,944	10,074,490
Amortization	90,609	297,929	446,042	53,877	55,963	179,474	1,123,894	920,178
Gain on disposal of tangible capital assets	-	-	-	-	(555,514)	-	(555,514)	(3,598)
Recoveries from other business units	(1,296,730)	(1,680,553)	833,615	(572,264)	1,247,549	1,468,383	-	-
<b>Annual surplus (deficit)</b>	\$ 168,464	\$ (148,340)	\$ 1,251,864	\$ 60,297	\$ 543,935	\$ (702,970)	\$ 1,173,250	\$ (1,893,401)



## CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, APRIL 15, 2026

7:00 PM

CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

### Present

Commissioner K. Dzaman - Chair  
Commissioner J. Beesley – Vice Chair  
Commissioner E. Jartved  
Commissioner T. Moul  
Commissioner D. Bauer

### Staff

Chief Administrative Officer – J. Lamb  
Manager of Corporate Services / Corporate Officer – R. Litchfield  
Chief Financial Officer – E. Lee  
Manager of Park Operations – T. McKay  
Manager of Sunnyside Campground & Accommodations – C. Volk  
Administrative Assistant, Communications & Events Coordinator – C. Baker

### (1) CALL TO ORDER

The Chair called the meeting to order at 6:02 pm and acknowledged that we are gathered here today on the traditional, ancestral and unceded territory of the Th'ewa':li First Nations. We are grateful for the hospitality to live, work and play on these lands.

### (2) RESOLUTION TO PROCEED TO CLOSED MEETING (5:59 pm.)

5779-26

Moved by: Commissioner Moul Seconded by Commissioner Jartved

***THAT*** the meeting be closed to the public to consider matters pursuant to the following sections of the Community Charter:

*Section 90 (1), (d), security of the property of the municipality;*

*(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

*(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

**CARRIED**

### (3) RECONVENE

### (4) APPROVAL OF AGENDA

5780-26 Moved by Commissioner Beesley Seconded by: Commissioner Bauer

- (a) ***THAT the Cultus Lake Park Board approve the Agenda as amended for the Regular Meeting of April 15, 2026 by removing and replacing Item 9, Bylaws (a) 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026, Schedules A – C;***

***THAT the Cultus Lake Park Board approve the Agenda as amended; and***

***THAT all delegations, reports, correspondence, and other information set to the Agenda be received.***

**CARRIED**

**(5) ADOPTION OF MINUTES**

5781-26 Moved by: Commissioner Moul Seconded by: Commissioner Jartved

- (a) ***THAT the Cultus Lake Park Board adopt the Minutes of the Regular Meeting held March 25, 2026.***

**CARRIED**

**(6) ADOPTION OF COMMITTEE MINUTES**

**(7) CORRESPONDENCE**

(a) **Cultus Lake Stewardship Society (CLASS)**

- Letter dated February 15, 2026, from BC Lake Stewardship Society
- Letter dated March 19, 2026, from Chair Dzaman to Cultus Lake Stewardship Society (CLASS)

5782-26 Moved by Commissioner Bauer Seconded by: Commissioner Moul

***THAT the Cultus Lake Park Board receive letter of February 15, 2026 from BC Lake Stewardship regarding 2025's Outstanding Volunteer Group award.***

**CARRIED**

(b) **Modernization of Short-Term Rental (STR) Policy and Bylaw No. 1202**

- Staff's letter and response dated April 15, 2026, to Cultus Lake Community Association letter dated March 5, 2026

5783-26 Moved by Commissioner Jartved Seconded by: Commissioner Moul

***THAT the Cultus Lake Park Board receive staff's letter and responses to letter dated March 5, 2026, from Cultus Lake Community Association regarding the Modernization of Short-Term Rental Policy and Bylaw No. 1202.***

**CARRIED**

(c) **Letter received March 13, 2026, from anonymous regarding the Village Centre Redevelopment Project**

- Staff's response dated April 15, 2026, to letter dated March 13, 2026, from anonymous regarding the Village Center Redevelopment Project
- Letter dated March 13, 2026, from anonymous regarding the Village Centre Redevelopment Project

5784-26

Moved by Commissioner Moul Seconded by: Commissioner Bauer

*THAT the Cultus Lake Park Board receive staff's response to letter received March 13, 2026, from anonymous regarding the Village Centre Redevelopment Project.*

**CARRIED**

(8) **FINANCE**

(9) **BYLAWS**

(a) **Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026**

- Report dated April 15, 2026, from Erica Lee, Chief Financial Officer
- Attachment 1; Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026
- Attachment 2; Schedule A
- Attachment 3; Schedule B
- Attachment 4; Schedule C

5785-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

*THAT the Cultus Lake Park Board give First, Second and Third Readings of the Cultus Lake Park Board 2026 – 2030 Financial Plan Amendment Bylaw 1258, 2026 Amendment Bylaw No. 1271, 2026.*

**CARRIED**

(b) **Cultus Lake Park Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026**

- Report dated April 15, 2026, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer
- Attachment 1; Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026

5786-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

*THAT the Cultus Lake Park Board give First, Second and Third readings to Cultus Lake Park Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026.*

**CARRIED**

(10) **CONSENT AGENDA**

**(11) REPORTS BY STAFF**

**(a) Cultus Lake Water Sports Festival**

- Report dated April 15, 2026, from Carmen Baker, Administrative Assistant, Communications & Events Coordinator
- Attachment 1; Letter to the Board
- Attachment 2; Event Application

5787-26

Moved by: Commissioner Jartved Seconded by: Commissioner Moul

***THAT the Cultus Lake Park Board approve the Cultus Lake Water Sports Festival to be held on Friday, June 5 to Sunday, June 7, 2026;***

***THAT the participant and volunteer parking fees in Lot A and B for the duration of the Cultus Lake Water Sports Festival on Friday, June 5 to Sunday, June 7, 2026, be waived;***

***THAT the Cultus Lake Water Sports Festival organizers be permitted to collect parking fees at Lot A and B (to offset expenses) for the duration of the event from Friday, June 5 to Sunday, June 7, 2026;***

***THAT the requirement for the \$1,000 security deposit for the Cultus Lake Water Sports Festival be reduced to \$500;***

***THAT the Event Application fee of \$120 for the Cultus Lake Water Sports Festival be waived;***

***THAT the Event Rental Fees of \$1,800 for the Cultus Lake Water Sports Festival be waived;***

***THAT the Swim Line Removal and Replacement fee of \$600 for the Cultus Lake Water Sports Festival be waived;***

***THAT the Garbage Bin and Admin fees for the Cultus Lake Water Sports Festival be waived;***

***THAT food vendors be permitted at the Cultus Lake Water Sports Festival (names of vendors to be provided one week prior to the event);***

***THAT food vendor fees of \$120 per vendor per day for the Cultus Lake Water Sports Festival be waived;***

***THAT participants of the Water Sports Festival be permitted to camp at Main Beach for the duration of the event;***

***THAT the portable toilets fees for the Cultus Lake Water Sports Festival be waived; and***

***THAT Cultus Lake Park provides the Cultus Lake Water Sports Festival with all funds received in meters in Parking Lot A and B from Friday, June 5 to Sunday, June 7, 2026 (to offset expenses).***

**CARRIED**

(b) **Lions Cultus Lake Fishing Derby Event**

- Report dated March 25, 2026, from Carmen Baker, Administrative Assistant, Communications & Events Coordinator.
- Attachment 1; Event Application

5788-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

***THAT** the Cultus Lake Park Board approve the Lions Cultus Lake Fishing Derby event to be held on Saturday, June 20, 2026 at Main Beach; and*

***THAT** the Cultus Lake Park Board waive the parking fees in Parking Lot A for up to 50 participants for the entire day if they park in the lot prior to 9:00 am on Saturday, June 20, 2026.*

**CARRIED**

5789-26

Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board permit one (1) van to park and camp on Main Beach on the sand near Gazebo B from 9:00 pm on Friday, June 19, 2026, to 4:00 pm on Saturday, June 20, 2026, for security purposes, with parking fees waived.*

**CARRIED**

**(12) REPORTS BY COMMISSIONERS**

**(13) COMMUNITY ASSOCIATION**

**(14) PUBLIC QUESTION PERIOD**

Ken Dosen, resident, inquired if those that dropped buoys in the extended foreshore before Cultus Lake Park received approval to maintain it will be grandfathered.

Chair Dzaman, noted that those buoys have been grandfathered in, and we will move forward with taking next steps to clear up concerns within the new foreshore area.

Mr. Dosen also spoke to the waitlist and said that there are people on the waitlist that did not proceed to put buoys in the extended foreshore area but were not grandfathered.

Chair Dzaman spoke about how those who did drop buoys into the now extended foreshore did nothing wrong, as Cultus Lake Park was not maintaining it and they would have had to follow Transport Canada Regulations at that time. Chair Dzaman also noted that the Board with staff are working on addressing the current waitlist, and that those that did drop a buoy in the now extended foreshore are being limited to one buoy. Mr. Dosen noted that he is a firm believer that the buoy should stay with the property when sold.

Chair Dzaman spoke to the new Boating and Foreshore Bylaw, and that when a property is sold the buoy can stay with the home.

**(15) ADJOURNMENT**

5790-26 Moved by Commissioner Beesley Seconded by Commissioner Bauer

***THAT** the Regular Meeting of the Cultus Lake Park Board held on April 15, 2026, be adjourned at 7:54 pm.*

**CARRIED**

I hereby certify the preceding to be a true and correct account of the meeting of the Cultus Lake Park Board held April 15, 2026.

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Kirk Dzaman  
Chair

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Joe Lamb  
Chief Administrative Officer



**CULTUS LAKE PARK BOARD  
COMMUNITY EVENTS AND ENGAGEMENT COMMITTEE  
MEETING MINUTES**

**TUESDAY, MARCH 31, 2026  
7:00 PM**

**CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC**

**Present** J. Beesley – Chair  
**Committee** E. Jartved – Vice Chair  
**Members** C. Beesley  
A. Booth  
J. Powley  
C. Nylund  
C. Pickering  
T. Seeley

**Staff** Chief Administrative Officer – J. Lamb  
Administrative Assistant, Communication & Events Coordinator – C. Baker

**(1) CALL TO ORDER**

The Chair called the meeting to order at 7:06 pm and acknowledged that we are gathered on the traditional, ancestral and unceded territory of the The'wa':li First Nation. We are grateful for the hospitality to live, work and play on these lands.

**(2) APPROVAL OF AGENDA**

Moved by: C. Beesley Seconded by: E. Jartved

- (a) ***THAT the Cultus Lake Park Board Community Events and Engagement Committee approve the Agenda for the Meeting of March 31, 2026; and***

***THAT all delegations, reports, correspondence and other information set to the Agenda be received.***

**CARRIED**

**(3) CORRESPONDENCE**

**(4) REPORTS BY STAFF**

**(5) NEW BUSINESS**

**(a) Movie Nights in the Park Planning**

- Movie Selections
  - ACF Film Movie Catalog
- Date Confirmation

C. Pickering to narrow down movie selections. Committee to vote on which movies to watch at our next Community Events and Engagement Committee meeting in April.

July 3, 2026, will be hosted by J. Powley and A. Booth, July 17, 2026, will be E. Jartved and July 31, 2026, will be C. Nylund and T. Moul. August 14, 2026, will be J. Beesley and C. Beesley.

**(b) Cultus Lake Day Planning**

- Progress review for:
  - Site Map Approval
    - Attachment; Site Map
  - Pancake Breakfast – Cultus Lake Volunteer Fire Department
  - Parade – C. Beesley, J. Powley
  - Rotary Train – C. Beesley
  - Kid's Activities – E. Jartved
  - Volunteers – E. Jartved
  - Vendor Market – T. Seeley, C. Pickering
    - Applications – Staff
    - Pinnacle Pursuits
  - Food Trucks – A. Booth
    - Applications – Staff
    - Cultus Lake Marina
  - Beverage Garden – C. Nylund
    - Suppliers
    - BCLC Special Event Permit
  - Musicians – A. Booth
  - Sponsors – J. Beesley, T. Moul
    - Sponsorship Package
    - Signage – Staff
  - First Aid
  - Marketing Materials – Staff
    - Attachment; 2026 Poster artwork for reference
  - Rentals – Staff
  - Grants – Staff
  - Security – Staff

The site map was approved by committee members.

Committee members spoke about the possibility of a climbing wall, martial arts, henna art or the possibility of more bouncing houses in the secondary kid zone.

Committee members also voiced the possibility of moving the car show to the secondary kid zone space in the grassy area.

It was decided by committee members that market vendor fees will be \$125.00, and food trucks will be \$250.

Staff to have applications for food trucks as well as market vendors live on the site for April 7, 2026.

Now that the site map was approved for Cultus Lake Day, staff are to finalize the beverage permit application. C. Nylund spoke to Chestnut Springs, which was a huge hit last year, and that last year red wine was the most frequently sold option out of the wines available. It was noted by committee members to get a beer selection of blonde and a lager this year.

The committee agreed to leave the sponsorship amounts the same as they were last year.

Staff to get a megaphone for the parade this year. It was also noted by committee members that better signage for vehicle directions for the parade would also be helpful.

Kid zone is to be finished setting up bouncing castles by 10:00 am and ending the kid zone activities by 5:00 pm.

Vendors and food trucks arrive at 9:00 am, to set up and start the market by 11:30 am ending at 6:30 pm.

(c) **Cultus Lake Day Budget Review**

- 2026 Cultus Lake Budget Review

(d) **Party in the Plaza Planning**

- Elvis Booking Update - Staff

Staff have confirmed Elvis for August 28, 2026.

**(7) PUBLIC QUESTION PERIOD**

There were no public questions.

**(8) NEXT MEETING**

April 28, 2026, 7:00 pm.

**(9) ADJOURNMENT**

Moved by: C. Pickering Seconded by: A. Booth

***THAT the Cultus Lake Park Board Community Events and Engagement Committee Meeting held March 31, 2026, be adjourned at 8:48 pm.***

**CARRIED**



To the Cultus Lake Park Board,

**Re: Response to Correspondence Dated March 13, 2026 – Village Centre Redevelopment Project**

- Staff response dated April 15, 2026, to correspondence received March 13, 2026, regarding the Village Centre Redevelopment Project
- Correspondence dated March 13, 2026, regarding the Village Centre Redevelopment Project

THAT the Cultus Lake Park Board receive staff’s response to the correspondence received March 13, 2026, regarding the Village Centre Redevelopment Project.

I wish to thank staff and the Cultus Lake Park Board for their response to my correspondence dated March 13, 2026.

Upon reviewing the staff’s written response, as well as the Board’s comments during the Cultus Lake Park Board Regular Meeting held on April 15, 2026 (Board Meeting Video), a number of questions remain unanswered. In addition, several new questions arise from the responses provided.

In the interest of clarity and transparency, I respectfully request that the Board address those questions that staff were unable to answer and provide responses to the additional questions outlined below.

The above letter states:

“The Board recognizes that many of the questions you raise—particularly those related to infrastructure capacity, traffic, environmental impacts, housing numbers, financial structure, lease arrangements, and long-term community effects—are important. At this time, these matters have not been finalized or documented, as the project remains at a conceptual and policy-planning stage. No Class A cost estimate, detailed traffic study, environmental impact assessment, or finalized lease structure has yet been approved by the Board.”

The Board further acknowledges that no formal Pre-Feasibility or Feasibility Study has been completed to date.

Now, given that this project commenced in late 2022, it would be reasonable to expect that these fundamental matters would have been addressed through a Pre-Feasibility or Feasibility Study. Accordingly, has a timeline been established for completing this work? If so, what is the anticipated time-frame?

Thank you in advance for your consideration and for providing responses to the questions submitted herein.

Respectfully,

**Questions for the Board Arising from Staff Correspondence Dated April 15, 2026**

**Staff Comments:**

*“We would like to provide clarity regarding the current stage of the development. At this stage, the Park Board’s role has been limited to long-range land-use planning and the provision of policy guidance consistent with PlanCultus and the Cultus Lake Park Plan.”*



## My Response:

The Board indicates that its role has been limited to long-range land-use planning and the provision of policy guidance consistent with **PlanCultus** and the **Cultus Lake Park Plan (1997)**. However, there appears to be a focus on the Village Centre components referenced within these outdated plans, with limited acknowledgment of other critical elements identified therein that may materially impact future development within the Park.

## Postscript

Below is a list of outstanding questions that remain unaddressed. For the purposes of clarity and consistency, I request that responses be provided in the same format used in replying to the Cultus Lake Community Association's STR Policy and Bylaw No. 1202 submission dated March 5, 2026.

Outlined below are selected excerpts from the referenced documents, along with corresponding questions arising from them to be followed by the CLPB response.

*(Document excerpts – Italic; Questions ; CLPB response to follow each question)*

The Cultus Lake Park Board acknowledges receipt of correspondence dated May 5<sup>th</sup>, 2026, and appreciates the opportunity to provide clarification regarding the Village Centre Redevelopment Project. The following responses are organized according to the format requested.

## Cultus Lake Park Plan (1997)

1. *The original Crown grant specifies that the land is to be used in perpetuity for park purposes.*

How does the proposed development align with the requirements of the original Crown grant?

**CLPB Response:** Any future Village Centre Redevelopment is intended to support park-related recreational and visitor serving uses. The Board is adhering to the requirements of the Crown Grant, The *Cultus Lake Park Act* and additional consultation will occur as part of ongoing potential rezoning requirements.

2. *The central concept is to limit future development in keeping with the park setting.*

Is the proposed development confined to the existing footprint of the plaza, or has the development area been expanded?

**CLPB Response:** No final development footprint has been approved. The Village Centre area includes the current plaza, the existing septic field, and the public works yard. Preliminary concepts typically are referencing the existing defined Village Centre area.

3. *This plan's concept is based on restricting future residential and commercial expansion and requiring detailed studies.*

Is the new development based on restricting future residential and commercial expansion, and why have the required detailed studies (Pre-Feasibility and Feasibility Studies) not yet been completed?

**CLPB response:** Currently, the Cultus Lake Park Board has not completed a formal Pre-Feasibility or Feasibility Study for the Village Centre Redevelopment Project. The project is still in the conceptual and policy-planning phase, and no timeline for these studies has been approved. The Board is working to minimize risks as the project advances, acknowledging that both funding and risk will ultimately fall to the successful proponent. The responsibility for conducting a comprehensive Feasibility Study will be assigned to the proponent selected through the process, and the study will be reviewed during ongoing negotiations.

4. *The Board may amend this Plan in consideration of a major development proposal, but only where, prior to a public meeting, the development proponent has assessed and reported on the effects of the development on*

*d) Traffic volumes within the Park*

*e) Park Board revenues and costs*

Have items (d) and (e) been completed? If not, please provide an explanation.

**CLPB Response:** In summary, items (d) and (e) the assessments of traffic volumes within the Park and the impact on Park Board revenues and costs—have not yet been completed. The Cultus Lake Park Board has indicated that these analyses are pending and will be conducted as part of the process to finalize negotiations and any required rezoning for the development proposal.

5. *The Board will review and update the Plan every five years.*

Why has the Cultus Lake Park Plan not been updated at five-year intervals, and why is the Board relying on an outdated plan in relation to a significant redevelopment initiative?

**CLPB Response:** The Board recognizes that the Park Plan has not been updated on a five-year cycle as originally intended. Older planning documents may have certain limitations due to their age. However, Park Bylaw 1080, adopted in 2017 following significant public consultation, is considered accurate and relevant. As this bylaw is less than ten years old, it remains current and in effect.

## **PlanCultus: Community in a Park**

1. *To ensure the financial sustainability of Cultus Lake Park, services must be delivered in the most cost-effective and efficient manner possible.*

Has this objective been achieved, or have operational costs increased beyond reasonable expectations?

**CLPB Response:** Operational costs within Cultus Lake Park have risen as a result of ongoing infrastructure requirements, increasing service demands, and the effects of inflation. The Cultus Lake Park Board recognizes that achieving financial sustainability is an ongoing goal. Through strong fiscal management, operating costs have been actively managed and adjusted—either increased or decreased as needed—within the Park’s established business model.

2. *Future development proposals and land-use issues must be evaluated through a holistic approach that considers financial, environmental, and social impacts on the Park and the community.*

**CLPB Response:** PlanCultus serves as the guiding policy document for Cultus Lake Park, and its development involved a comprehensive public process that incorporated a holistic approach. Through this process, financial, environmental, and social considerations were all evaluated to ensure that future development proposals and land-use decisions reflect the best interests of the Park and the community as a whole. The Board continues to rely on PlanCultus and the public input it was built upon when assessing new proposals.

Were alternative sites evaluated that could generate comparable revenue with reduced impact on the existing community? If so, what alternatives were considered, and was a comparative analysis conducted?

If revenue generation is a key objective, what level of additional revenue is required, and what

cost-reduction measures have been explored to achieve this objective? Please provide a summary of identified savings relative to expenditures.

Over time, staffing levels have increased while certain service levels have declined (e.g., outsourcing of garbage collection), despite the Park's physical size remaining relatively unchanged. Is there a strategy in place to address rising operational costs?

**CLPB Response:** The Board in reference to PlanCultus as the guiding document for Cultus Lake Park, no alternative development areas or sites were contemplated outside the scope outlined in the Plan. PlanCultus serves as the framework for land use and community priorities, and therefore, potential alternative sites were not evaluated for comparable revenue generation or reduced impact on the existing community. As a result, no comparative analysis of alternative sites was conducted within the context of PlanCultus.

While revenue generation is an important consideration, it is not the sole driver for development decisions in Cultus Lake Park. Stabilization of leaseholder cost increases has been identified as a key factor in planning and operational choices. Although the Park's physical footprint has not increased, operating pressures have continued to grow. These include the construction of newer and larger homes, an increase in full-time residents, rising visitation levels, and heightened expectations for service delivery across Park business units—particularly at Sunnyside Campground. In addition, significant changes to operating procedures have occurred over time, including the implementation of parking enforcement and lot management functions and the internalization of revenue collection activities.

The anticipated expenditures and cost-reduction measures are primarily addressed in the Park's Asset Management Plan, which outlines strategies for managing infrastructure, maintenance, capital costs, and operational costs. Historical inflationary trends are also reviewed to forecast future expenditures and identify potential efficiencies. A summary of identified savings relative to expenditures is reflected in the Park's Asset Management and budget documents, which focus on prudent fiscal management and adjustments to operating costs in response to changing demands and inflation.

### Development Steps

1. *Development Proposal – A proposal is submitted and reviewed for consistency with PlanCultus and applicable bylaws.*

Has this review been completed?

**CLPB Response:** No finalized development proposal has been submitted, reviewed, or agreed to.

2. *Technical Studies – Feasibility, Impacts, and Benefits – The proponent engages qualified professionals to assess servicing feasibility and development impacts.*

Has this work been undertaken? Furthermore, is the Board considered the proponent in this instance given that it initiated the project? If so, which Board member initiated the redevelopment?

**CLPB response:** These technical studies—including assessments of feasibility, impacts, and benefits—will be required as part of the rezoning process. This process will provide an opportunity for additional public input, ensuring that community concerns and feedback are considered before any decisions are finalized.

3. *New projects, land use changes or development proposals which warrant the consideration of a*

*plan amendment should be subject to full technical and environmental review and public consultation process.*

Have the necessary plan amendments been completed, or should a new Community Plan be developed in accordance with the requirement to review and update the Plan every five years?

**CLPB Response:** The project is explicitly contemplated in Plan Cultus, which outlines the process for reviewing new projects, land use changes, or development proposals.

- 4. The potential impacts of further seasonal tourism development may be significant and should undergo a full public consultation process and environmental and social impact analysis. The Cultus Lake Park Board will consider proposals for new or expanded Commercial designation by application.*

**CLPB Response:** This is the process currently underway, and we are actively engaging the community through public meetings to ensure that all voices are heard and feedback is incorporated.

Were any proposals submitted prior to the issuance of the Request for Proposals (RFP)?

**CLPB Response:** No proposals were submitted prior to the issuance of the RFP.

- 5. Cultus Lake is one of the most intensively used recreation areas in the Lower Mainland, providing visitors and residents of all ages and abilities with a wide range of recreational opportunities and experiences in a spectacular natural setting.*

Cultus Lake Park is recognized as a highly utilized recreational area offering diverse opportunities within a natural setting. Does the proposed development represent a departure from the intent of the original Crown grant, which specifies use for park purposes in perpetuity?

**CLPB Response:** No, the proposal does not depart from park purposes in perpetuity. Any future development will be evaluated to ensure it aligns with the long-term vision and objectives for park use and preservation.

- 6. Review services provided by CLP in order to reduce expenditures and delivery of non core services Examine current services provided and socioeconomic impacts of potential service*

Has a comprehensive review of services and associated costs been conducted?

**CLPB Response:** A comprehensive service and cost review is currently underway.

## **Asset Management Plan**

- 1. The Board is developing a plan for development of the Village Center. This is an important revenue opportunity that will also bring significant community growth, in addition to the existing challenges faced by the community due to aging infrastructure, climate-change, and evolving community expectations.*

Is revenue generation the primary driver of the proposed Village Centre development? Historically, land development has been undertaken to offset costs (e.g., water slides, amusement park, residential lots). What limits, if any, are in place to govern future development? At what point will such development cease?

**CLPB Response:** Revenue generation is one of several considerations; no development limits have been established at this time.

- 2. The Asset Management Plan also considered current funding patterns and short falls in funding over the next 20 years. One of the desired outcomes of this project is to help offset*

and minimize future costs.

What cost-saving measures have been identified to ensure that services are delivered in the most cost-effective manner, consistent with prior Community Plans, in order to offset projected asset-related costs?

**CLPB Response:** Cost saving measures will be evaluated as development scenarios are discussed and negotiated.

## 2023 Market Assessment

1. *The 2023 Market Assessment prepared by Urban Systems was intended to provide high-level market context at the date of the Market Assessment.*

Given current conditions in the British Columbia condominium market, is the 2023 Market Assessment now outdated? Additionally, why were comparisons between freehold and leasehold properties not included, and what impact does the 74 lot Cultus Grove development have on the Village Centre proposal?

**CLPB Response:** The assessment reflects the conditions at the time it was prepared and has not been updated since. The Board may obtain additional market assessments or impact assessments should the need arise.

2. *There are definitely expanded commercial opportunities at the site, but the retail component of any redevelopment of the Village Centre will need to compete with other nearby retail options. The most significant competitive retail node is the Garrison Village Shopping Centre located in South Chilliwack which attracts both visitors to and residents of Cultus Lake.*

Given the proximity of the Garrison Village Shopping Centre (approximately a seven-minute drive), what is the realistic likelihood that retail businesses within the Park could compete effectively on a year-round basis with nearby commercial centres such as Chilliwack and Abbotsford?

**CLPB Response:** Competitive pressures are acknowledged, and no determination has been made regarding year-round retail viability.

3. *Statistics Canada indicates the population of Cultus Lake North was approximately 1,100 in 2011 and 1,160 in 2021 – relatively unchanged. Due to the restrictions of developing in Cultus Lake Park, the Park has not experienced the demand for new residential units that can be seen in neighbouring jurisdictions and across the Lower Mainland.*

There has only been an increase of 60 persons over 10 years why is the CLPB proposing a development that is not in line with this population increase rate?

**CLPB Response:** No residential unit numbers have been approved. Population impacts are still conceptual.

## Lastly and more importantly

If the proposal includes up to 350 new housing units, representing an approximate 42% increase over the existing 480 units, this could result in an estimated 60% population increase. Given the significance of this change, will a referendum be conducted? If not, please provide the rationale.

**CLPB Response:** No decision has been made regarding the possibility of holding a referendum at this time. Zoning and Official Community Plan (OCP) amendments are legislative matters decided by Council or the Board. British Columbia law does not require a referendum for changes in land use, increases in density or height, or the adoption or amendment of an OCP. Public input—through hearings and notices—is required, but final authority rests with elected officials according to the *Local Government Act* and *Community Charter*. Statutory Public Hearings (unless lawfully waived), notice, consultation, and Council or Board vote are legal requirements.



# Cultus Lake Park

## 2026 - 2030 Five - Year Financial Plan Bylaw No. 1258, 2025 Amendment Bylaw No. 1271, 2026

A Bylaw to amend The Cultus Lake Park Board 2026 - 2030 Financial Plan

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The Board for Cultus Lake Park did enact a bylaw cited as "*Cultus Lake Park 2026 - 2030 Five - Year Financial Plan Bylaw No. 1258, 2025*".

The Board for Cultus Lake Park deems it advisable to amend said bylaw;

The Board for Cultus Lake Park, in open meeting assembled, enacts as follows:

### 1. TITLE

This Bylaw may be cited for all purposes as "The Cultus Lake Park 2026 - 2030 Five - Year Financial Plan Bylaw No. 1258, 2025 Amendment Bylaw No. 1271, 2026"

### 2. AMENDMENTS

Schedule "A" titled 2026 Financial Plan and Schedule "B" titled 2026 - 2030 Financial Plan, attached hereto and forming part of this Bylaw, are hereby declared to be the 2026 - 2030 Amended Financial Plan for Cultus Lake Park.

### 3. EFFECTIVE DATE

READ A FIRST TIME this 15<sup>th</sup> day of April, 2026

READ A SECOND TIME this 15<sup>th</sup> day of April, 2026

READ A THIRD TIME this 15<sup>th</sup> day of April, 2026

ADOPTED this XX day of XXXX, 2026

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Kirk Dzaman, Chair  
Cultus Lake Park Board

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Joe Lamb  
Chief Administrative Officer



I HEREBY CERTIFY the foregoing to be a true and correct copy of "Cultus Lake Park 2026-2030 Five - Year Financial Plan Bylaw No. 1258, 2025 Amendment Bylaw No. 1271, 2026"

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Chief Administrative Officer

CULTUS LAKE PARK  
2026 FINANCIAL PLAN

Schedule "A"

	2025 FINANCIAL PLAN	2026 FINANCIAL PLAN	2026 SUNNY- SIDE	2026 COMM LEASE	2026 RESID LEASE	2026 COMM. HALL	2026 VISITOR SERVICES	2026 PUBLIC AREAS	2026 FORESHORE LEASE	2026 VOLUNTEER FIRE DEPT	2026 PUBLIC WORKS	2026 PROTECTIVE SERVICES	2026 GENERAL & ADMIN	2026 CEAC
<b>REVENUES</b>														
Sunnyside Campground	\$ 4,481,240	\$ 4,696,140	\$ 4,696,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Leases	894,410	917,485	-	917,485	-	-	-	-	-	-	-	-	-	-
Residential Leases	1,063,494	1,110,642	-	-	1,110,642	-	-	-	-	-	-	-	-	-
Community Hall	11,950	11,950	-	-	-	11,950	-	-	-	-	-	-	-	-
Cabin Rentals/Visitor Services	230,400	233,800	-	-	-	-	233,800	-	-	-	-	-	-	-
Parking/Public Area Revenue	1,156,300	1,186,300	-	-	-	-	-	1,186,300	-	-	-	-	-	-
Foreshore Lease	109,000	131,950	-	-	-	-	-	-	131,950	-	-	-	-	-
Volunteer Fire Department	315,390	319,330	-	-	-	-	-	-	-	319,330	-	-	-	-
Protective Services	185,000	195,000	-	-	-	-	-	-	-	-	-	195,000	-	-
General Administration	42,500	42,500	-	-	-	-	-	-	-	-	-	-	42,500	-
CEAC	38,040	38,760	-	-	-	-	-	-	-	-	-	-	-	38,760
<b>TOTAL REVENUES</b>	<b>\$ 8,527,724</b>	<b>\$ 8,883,857</b>	<b>\$ 4,696,140</b>	<b>\$ 917,485</b>	<b>\$ 1,110,642</b>	<b>\$ 11,950</b>	<b>\$ 233,800</b>	<b>\$ 1,186,300</b>	<b>\$ 131,950</b>	<b>\$ 319,330</b>	<b>\$ -</b>	<b>\$ 195,000</b>	<b>\$ 42,500</b>	<b>\$ 38,760</b>
<b>EXPENDITURES</b>														
Advertising	\$ 13,500	\$ 13,500	\$ 9,550	\$ -	\$ -	\$ -	\$ 1,900	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 1,500	\$ -
Audit/Accounting	19,578	27,000	-	-	-	-	-	-	-	-	-	-	27,000	-
Board Level Expenses	17,000	17,000	-	-	-	-	-	-	-	-	-	-	17,000	-
Building Maintenance/Materials	76,290	77,700	34,780	8,000	-	3,500	7,000	6,700	-	6,500	6,700	1,320	3,200	-
Commemorative Benches	1,900	1,900	-	-	-	-	-	1,900	-	-	-	-	-	-
Conferences	17,030	17,080	3,330	-	-	-	-	-	-	-	2,750	-	11,000	-
Contract Services	580,900	627,200	218,000	-	-	-	-	46,600	-	-	5,000	335,600	22,000	-
Data Processing	187,100	197,000	52,800	-	-	2,300	3,800	-	-	3,000	3,000	56,100	76,000	-
Education & Training	50,040	50,550	4,500	-	-	-	400	-	-	21,820	15,630	3,200	5,000	-
Election Expenses	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000	-
Equipment Maintenance	90,600	97,500	15,900	-	-	-	5,800	6,000	1,700	44,500	21,600	1,000	1,000	-
Equipment Fuel	5,370	5,450	550	-	-	-	-	-	800	-	4,100	-	-	-
Garbage Collection/Recycle	205,115	212,415	60,500	19,880	106,535	-	-	9,500	-	-	16,000	-	-	-
General Maintenance	45,000	45,000	-	-	-	-	-	45,000	-	-	-	-	-	-
Grounds Maintenance/Materials	102,000	96,020	45,000	2,800	-	1,000	4,980	30,000	10,000	500	1,740	-	-	-
Insurance - Business	322,200	341,000	67,300	65,500	10,500	15,200	23,600	35,000	23,000	23,600	28,500	13,200	35,600	-
Insurance - Vehicles	25,185	27,580	1,120	-	-	-	-	-	100	4,750	20,000	-	1,610	-
Janitorial Supplies	50,100	61,000	25,000	-	-	-	7,800	27,200	-	1,000	-	-	-	-
Legal/Professional Fees	105,000	105,000	-	-	-	-	-	-	-	-	-	25,000	80,000	-
Licences/Permits/Taxes	67,750	69,050	1,200	-	-	-	-	-	1,100	-	450	66,300	-	-
Memberships/Dues/Subscriptions	5,445	6,450	1,200	-	-	-	-	-	-	800	750	-	3,700	-
Office Supplies	31,730	33,750	4,400	-	-	-	650	-	-	1,400	3,200	1,200	22,000	900
Interest and Bank Charges	5,550	5,550	1,000	-	-	-	-	550	-	-	-	-	4,000	-
POS Charges	157,500	202,300	110,000	-	-	-	7,300	73,500	-	-	-	-	11,500	-
Retail Sales (COGS)	58,050	110,850	110,000	-	-	-	850	-	-	-	-	-	-	-
Office Furniture	4,500	4,500	500	-	-	-	-	-	-	-	-	-	4,000	-
Postage & Courier	4,000	7,000	-	-	-	-	-	-	-	-	-	-	7,000	-
Equipment Rentals	33,900	27,400	-	-	-	-	-	17,400	-	-	-	-	10,000	-
Community Wildfire Protection Plan	5,000	5,000	-	-	-	-	-	-	-	-	-	-	5,000	-
Printing	7,650	7,650	5,000	-	-	-	250	500	150	-	-	750	1,000	-
Public Relations/Promotion	9,390	9,390	3,840	-	-	-	500	-	-	550	-	500	4,000	-
Roads & Parking	43,300	43,300	8,000	-	-	-	300	35,000	-	-	-	-	-	-
Security Systems/Supplies	4,800	4,800	2,000	-	-	-	-	-	-	550	750	500	1,000	-
Small Tools/Shop & Safety	25,690	26,120	2,500	-	-	-	-	-	-	4,900	18,720	-	-	-
Special Events	61,130	53,780	4,000	-	-	-	-	12,000	-	-	-	-	-	37,780
Telecommunications	43,030	68,620	19,620	-	-	200	6,500	-	-	9,100	9,700	5,500	18,000	-

CULTUS LAKE PARK  
2026 FINANCIAL PLAN

Schedule "A"

	2025 FINANCIAL PLAN	2026 FINANCIAL PLAN	2026 SUNNY- SIDE	2026 COMM LEASE	2026 RESID LEASE	2026 COMM. HALL	2026 VISITOR SERVICES	2026 PUBLIC AREAS	2026 FORESHORE LEASE	2026 VOLUNTEER FIRE DEPT	2026 PUBLIC WORKS	2026 PROTECTIVE SERVICES	2026 GENERAL & ADMIN	2026 CEAC
Utilities	524,815	644,850	528,300	7,710	38,100	5,590	25,700	8,900	-	8,290	13,470	1,000	7,790	-
Vandalism	4,500	4,500	2,000	-	-	-	-	2,500	-	-	-	-	-	-
Travel & Vehicle Allowance	3,200	3,200	1,200	-	-	-	-	-	-	-	-	-	2,000	-
Vehicle Maintenance	45,010	45,810	1,480	-	-	-	-	-	-	15,400	27,810	1,120	-	-
Vehicle/Boat Fuel	31,060	31,290	1,020	-	-	-	-	-	-	2,200	25,590	1,680	800	-
Wharfs & Foreshore Materials	15,000	15,000	-	-	-	-	-	-	15,000	-	-	-	-	-
Signage	11,200	11,200	2,000	1,200	-	-	500	6,500	1,000	-	-	-	-	-
Floats & Buoys	10,000	10,000	-	-	-	-	-	-	10,000	-	-	-	-	-
Water System Maintenance/Parts	5,000	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 3,137,108</b>	<b>\$ 3,501,255</b>	<b>\$ 1,357,590</b>	<b>\$ 105,090</b>	<b>\$ 155,135</b>	<b>\$ 27,790</b>	<b>\$ 97,830</b>	<b>\$ 364,750</b>	<b>\$ 62,850</b>	<b>\$ 149,410</b>	<b>\$ 225,460</b>	<b>\$ 513,970</b>	<b>\$ 402,700</b>	<b>\$ 38,680</b>
<i>WAGES &amp; BENEFITS:</i>														
Commissioners Indemnities	\$ 100,990	\$ 103,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,610	\$ -
Management Salaries	463,800	480,080	168,750	-	-	-	-	-	-	6,950	101,840	-	202,540	-
Staff Wages	2,288,850	2,377,260	392,700	-	-	-	65,900	-	-	71,350	1,082,870	243,650	520,790	-
Employee Benefits	779,160	793,940	153,660	-	-	-	17,060	-	-	8,510	352,460	70,240	192,010	-
<b>TOTAL PAYROLL</b>	<b>\$ 3,632,800</b>	<b>\$ 3,754,890</b>	<b>\$ 715,110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 82,960</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,810</b>	<b>\$ 1,537,170</b>	<b>\$ 313,890</b>	<b>\$ 1,018,950</b>	<b>\$ -</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 6,769,908</b>	<b>\$ 7,256,145</b>	<b>\$ 2,072,700</b>	<b>\$ 105,090</b>	<b>\$ 155,135</b>	<b>\$ 27,790</b>	<b>\$ 180,790</b>	<b>\$ 364,750</b>	<b>\$ 62,850</b>	<b>\$ 236,220</b>	<b>\$ 1,762,630</b>	<b>\$ 827,860</b>	<b>\$ 1,421,650</b>	<b>\$ 38,680</b>
<i>Reserve Allocations</i>	1,667,238	1,610,377	669,840	160,257	71,560	10,200	30,880	285,500	119,000	62,020	148,000	2,040	51,000	80
Capital Projects	3,345,301	1,387,100	628,600	100,620	35,000	620	24,000	254,200	220,300	32,120	59,520	2,500	29,620	-
<i>Internal Wage Allocations</i>	-	-	344,790	106,560	446,430	20,990	55,367	470,983	92,200	13,270	(1,409,330)	22,300	(163,560)	-
<i>Overhead Expense Allocations</i>	-	-	536,214	313,186	516,435	30,980	-	723,455	304,820	-	(501,300)	(657,200)	(1,266,590)	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,782,447</b>	<b>\$ 10,253,622</b>	<b>\$ 4,252,144</b>	<b>\$ 785,713</b>	<b>\$ 1,224,560</b>	<b>\$ 90,580</b>	<b>\$ 291,037</b>	<b>\$ 2,098,888</b>	<b>\$ 799,170</b>	<b>\$ 343,630</b>	<b>\$ 59,520</b>	<b>\$ 197,500</b>	<b>\$ 72,120</b>	<b>\$ 38,760</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(3,254,723)</b>	<b>(1,369,765)</b>	<b>443,996</b>	<b>131,772</b>	<b>(113,918)</b>	<b>(78,630)</b>	<b>(57,237)</b>	<b>(912,588)</b>	<b>(667,220)</b>	<b>(24,300)</b>	<b>(59,520)</b>	<b>(2,500)</b>	<b>(29,620)</b>	<b>-</b>
<i>APPROPRIATED SURPLUS (RESERVE APPROPRIATIONS)</i>	3,268,641	1,379,280	628,600	100,620	35,000	620	24,000	254,200	220,300	24,300	59,520	2,500	29,620	-
<b>UNAPPROPRIATED SURPLUS</b>	<b>\$ 13,918</b>	<b>\$ 9,515</b>	<b>\$ 1,072,596</b>	<b>\$ 232,392</b>	<b>\$ (78,918)</b>	<b>\$ (78,010)</b>	<b>\$ (33,237)</b>	<b>\$ (658,388)</b>	<b>\$ (446,920)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

CULTUS LAKE PARK  
2026 - 2030 FINANCIAL PLAN

Schedule "B"

**CULTUS LAKE PARK  
2026-2030 Financial Plan Summary**

	<b>TOTAL 2026 BUDGET</b>	<b>TOTAL 2027 BUDGET</b>	<b>TOTAL 2028 BUDGET</b>	<b>TOTAL 2029 BUDGET</b>	<b>TOTAL 2030 BUDGET</b>
<b>REVENUES</b>					
Sunnyside Campground	\$ 4,696,140	\$ 4,828,740	\$ 4,965,440	\$ 5,106,040	\$ 5,250,840
Commercial Leases	917,485	943,605	971,625	1,001,645	1,032,965
Residential Leases	1,110,642	1,147,204	1,173,124	1,199,364	1,225,934
Community Hall	11,950	11,950	11,950	11,950	11,950
Cabin Rentals/Visitor Services	233,800	239,400	239,400	239,400	249,400
Parking/Public Area Revenue	1,186,300	1,216,300	1,246,300	1,276,300	1,306,300
Foreshore Lease	131,950	131,950	131,950	131,950	131,950
Volunteer Fire Department	319,330	325,525	343,810	338,210	542,730
Protective Services	195,000	195,000	195,000	195,000	220,000
General Administration	42,500	42,500	42,500	42,500	42,500
CEAC	38,760	38,990	39,720	40,450	40,690
<b>TOTAL REVENUES</b>	<b>\$ 8,883,857</b>	<b>\$ 9,121,164</b>	<b>\$ 9,360,819</b>	<b>\$ 9,582,809</b>	<b>\$ 10,055,259</b>
<b>EXPENDITURES</b>					
Advertising	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Audit/Accounting	27,000	27,500	28,000	28,600	29,200
Board Level Expenses	17,000	17,000	17,000	17,000	17,000
Building Maintenance/Materials	77,700	79,230	80,670	82,220	83,690
Commemorative Benches	1,900	1,900	1,900	1,900	1,900
Conferences	17,080	17,140	17,200	17,260	17,320
Contract Services	627,200	641,700	656,500	672,700	689,200
Data Processing	197,000	200,000	203,000	206,100	209,200
Education & Training	50,550	51,060	51,580	52,120	52,660
Election Expenses	20,000	-	-	-	25,000
Equipment Maintenance	97,500	99,500	101,500	103,500	105,600
Equipment Fuel	5,450	5,530	5,610	5,700	5,790
Garbage Collection/Recycle	212,415	219,080	221,700	221,900	222,100
General Maintenance	45,000	45,000	45,000	45,000	45,000
Grounds Maintenance/Materials	96,020	97,340	98,670	100,000	101,430
Insurance - Business	341,000	391,485	445,520	507,330	558,330
Insurance - Vehicles	27,580	27,910	28,240	28,570	28,900
Janitorial Supplies	61,000	62,100	63,200	64,300	65,400
Legal/Professional Fees	105,000	127,500	105,000	105,000	105,000
Licences/Permits/Taxes	69,050	70,450	71,850	73,250	74,750
Memberships/Dues/Subscriptions	6,450	6,450	6,450	6,450	6,450
Office Supplies	33,750	34,360	35,480	36,100	36,970
Interest and Bank Charges	5,550	5,600	5,650	5,700	5,750
POS Charges	202,300	208,550	215,000	221,750	228,710
Retail Sales (COGS)	110,850	110,850	110,850	110,850	110,850
Office Furniture	4,500	4,500	4,500	4,500	4,500
Postage & Courier	7,000	7,100	7,200	7,300	7,400
Equipment Rentals	27,400	27,600	27,800	28,000	28,200
Community Wildfire Protection Plan	5,000	5,000	5,000	5,000	5,000
Printing	7,650	7,650	7,650	7,650	7,650
Public Relations/Promotion	9,390	9,390	9,390	9,390	9,390
Roads & Parking	43,300	43,300	43,300	43,300	43,300
Security Systems/Supplies	4,800	4,800	4,800	4,800	4,800
Septic/Sewer System Maintenance	5,000	5,000	5,000	5,000	5,000
Small Tools/Shop & Safety	26,120	26,550	26,990	27,430	27,880

CULTUS LAKE PARK  
2026 - 2030 FINANCIAL PLAN

Schedule "B"

	<b>TOTAL 2026 BUDGET</b>	<b>TOTAL 2027 BUDGET</b>	<b>TOTAL 2028 BUDGET</b>	<b>TOTAL 2029 BUDGET</b>	<b>TOTAL 2030 BUDGET</b>
Special Events	53,780	53,810	54,550	55,300	55,590
Telecommunications	68,620	69,550	71,000	71,960	73,430
Utilities	644,850	663,385	682,420	701,865	721,960
Vandalism	4,500	4,500	4,500	4,500	4,500
Travel & Vehicle Allowance	3,200	3,200	3,200	3,200	3,200
Vehicle Maintenance	45,810	46,620	47,440	48,270	49,110
Vehicle/Boat Fuel	31,290	31,520	31,750	31,980	32,220
Wharfs & Foreshore Materials	15,000	15,000	15,000	15,000	15,000
Signage	11,200	11,200	11,200	11,200	11,200
Floats & Buoys	10,000	10,000	10,000	10,000	10,000
Water System Maintenance/Parts	5,000	5,000	5,000	5,000	5,000
<b>SUBTOTAL</b>	<b>\$ 3,501,255</b>	<b>\$ 3,615,410</b>	<b>\$ 3,706,760</b>	<b>\$ 3,827,445</b>	<b>\$ 3,964,030</b>
<i>WAGES &amp; BENEFITS:</i>					
Commissioners Indemnities	\$ 103,610	\$ 106,200	\$ 108,860	\$ 111,580	\$ 114,370
Management Salaries	480,080	491,400	502,990	514,860	527,010
Staff Wages	2,377,260	2,451,710	2,528,330	2,606,960	2,687,660
Employee Benefits	793,940	811,660	830,190	848,740	868,150
<b>TOTAL PAYROLL</b>	<b>\$ 3,754,890</b>	<b>\$ 3,860,970</b>	<b>\$ 3,970,370</b>	<b>\$ 4,082,140</b>	<b>\$ 4,197,190</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 7,256,145</b>	<b>\$ 7,476,380</b>	<b>\$ 7,677,130</b>	<b>\$ 7,909,585</b>	<b>\$ 8,161,220</b>
<i>Reserve Allocations</i>	1,610,377	1,628,987	1,647,797	1,667,407	1,686,997
Capital Projects	1,387,100	775,600	784,900	1,017,350	1,449,550
Allocated Wages	-	-	-	-	-
Allocated Overhead Expenses	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,253,622</b>	<b>\$ 9,880,967</b>	<b>\$ 10,109,827</b>	<b>\$ 10,594,342</b>	<b>\$ 11,297,767</b>
<b><i>SURPLUS/(DEFICIT)</i></b>	(1,369,765)	(759,803)	(749,008)	(1,011,533)	(1,242,508)
<i>APPROPRIATED SURPLUS (RESERVE ALLOCATIONS)</i>	(1,379,280)	(769,720)	(769,280)	(1,016,300)	(1,253,490)
<b>UNAPPROPRIATED SURPLUS</b>	<b>\$ 9,515</b>	<b>\$ 9,917</b>	<b>\$ 20,272</b>	<b>\$ 4,767</b>	<b>\$ 10,982</b>

CULTUS LAKE PARK  
2025 FINANCIAL PLAN

Schedule "C"

	2026 FINANCIAL PLAN	2026 SUNNY- SIDE	2026 COMM LEASE	2026 RESID LEASE	2026 COMM. HALL	2026 VISITOR SERVICES	2026 PUBLIC AREAS	2026 FORESHORE LEASE	2026 VOLUNTEER FIRE DEPT	2026 PUBLIC WORKS	2026 PROTECTIVE SERVICES	2026 GENERAL & ADMIN	2026 CEAC
<b>REVENUES</b>													
Sunnyside Campground	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Hall	-	-	-	-	-	-	-	-	-	-	-	-	-
Cabin Rentals/Visitor Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking/Public Area Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Foreshore Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Volunteer Fire Department	-	-	-	-	-	-	-	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-
General Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
CEAC	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES</b>													
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit/Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-
Board Level Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Maintenance/Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Commemorative Benches	-	-	-	-	-	-	-	-	-	-	-	-	-
Conferences	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Data Processing	-	-	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Election Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection/Recycle	-	-	-	-	-	-	-	-	-	-	-	-	-
General Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance/Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Business	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal/Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Licences/Permits/Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Memberships/Dues/Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
POS Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales (COGS)	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Courier	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Wildfire Protection Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Relations/Promotion	-	-	-	-	-	-	-	-	-	-	-	-	-
Roads & Parking	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Systems/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Small Tools/Shop & Safety	-	-	-	-	-	-	-	-	-	-	-	-	-

CULTUS LAKE PARK  
2025 FINANCIAL PLAN

Schedule "C"

	2026 FINANCIAL PLAN	2026 SUNNY- SIDE	2026 COMM LEASE	2026 RESID LEASE	2026 COMM. HALL	2026 VISITOR SERVICES	2026 PUBLIC AREAS	2026 FORESHORE LEASE	2026 VOLUNTEER FIRE DEPT	2026 PUBLIC WORKS	2026 PROTECTIVE SERVICES	2026 GENERAL & ADMIN	2026 CEAC
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunications	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Vandalism	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Vehicle Allowance	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle/Boat Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-
Wharfs & Foreshore Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Floats & Buoys	-	-	-	-	-	-	-	-	-	-	-	-	-
Water System Maintenance/Parts	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<i>WAGES &amp; BENEFITS:</i>													
Commissioners Indemnities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Salaries	-	-	-	-	-	-	-	-	-	-	-	-	-
Staff Wages	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PAYROLL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<i>Reserve Allocations</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects	61,800	[5] 5,000	-	-	-	-	5,000	[2/3/4] 46,500	[1]	5,300	-	-	-
<i>Internal Wage Allocations</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Overhead Expense Allocations</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 61,800</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 46,500</b>	<b>\$ -</b>	<b>\$ 5,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(61,800)</b>	<b>(5,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,000)</b>	<b>(46,500)</b>	<b>-</b>	<b>(5,300)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>APPROPRIATED SURPLUS (RESERVE APPROPRIATIONS)</i>	61,800	5,000	-	-	-	-	5,000	46,500	-	5,300	-	-	-
<b>UNAPPROPRIATED SURPLUS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# Cultus Lake Park

## BOARD PROCEDURES BYLAW NO. 1233, 2023

### Amendment Bylaw No. 1272, 2026

A Bylaw to amend the Cultus Lake Park Board Procedures Bylaw No. 1233, 2023

The Board for Cultus Lake Park did enact a bylaw cited as "*Cultus Lake Park Board Procedures Bylaw No. 1233, 2023*;

The Board for Cultus Lake Park deems it advisable to amend said bylaw;

The Board for Cultus Lake Park, in open meeting assembled, enacts as follows:

#### 1. TITLE

This Bylaw may be cited for all purposes as "Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 Amendment Bylaw No. 1272, 2026."

#### 2. AMENDMENTS

The Cultus Lake Park Board Procedures Bylaw No. 1233, 2023 is amended as follows:

- 2.1 **Remove section** 12.1.1 A delegation wishing to appear before the Board will submit a written request to appear as a delegation, together with a written copy of any submission to the Board, to the Person Responsible for Corporate Administration seven (7) calendar days prior to the scheduled Board meeting. The request must stipulate the subject matter upon which the delegation wishes to speak. The number of delegations will be limited to two (2) per meeting and will be placed on the Board Agenda on a first-come basis.
- 2.2 **Add section** 12.1.1 A delegation wishing to appear before the Board will submit a written request to appear as a delegation, together with a written copy of any submission to the Board, to the Person Responsible for Corporate Administration no later than the fifth (5<sup>th</sup>) calendar day of the month the Regular, Closed, or Special Meeting Agenda is scheduled. The request must stipulate the subject matter upon which the delegation wishes to speak. The number of delegations will be limited to two (2) per meeting and will be placed on the Board Agenda on a first-come basis.
- 2.3 **Remove section** 12.2.2 All requests for correspondence to form part of a Regular, Closed, or Special Meeting Agenda must be received by the Person Responsible for Corporate Administration no later than seven (7) business days prior to the next Regular meeting, and is subject to review by the Board Chair, Chief Administrative Officer and/or Department Manager
- 2.4 **Add section** 12.2.2 All requests for correspondence to form part of a Regular, Closed, or Special Meeting Agenda must be received by the Person Responsible for Corporate Administration no later than the fifth (5<sup>th</sup>) calendar day of the month the Regular, Closed, or Special Meeting Agenda is scheduled, and is subject to review by the Board Chair, Chief Administrative Officer and/or Department Manager.

**3 EFFECTIVE DATE**

READ A FIRST TIME this 15<sup>th</sup> day of April, 2026

READ A SECOND TIME this 15<sup>th</sup> day of April, 2026

READ A THIRD TIME this 15<sup>th</sup> day of April, 2026

ADOPTED this XX day of XXX, 202X

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Kirk Dzaman, Chair  
Cultus Lake Park Board

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Joe Lamb,  
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true  
and correct copy of Cultus Lake Park Board  
Procedures Bylaw No. 1233, 2023 Amendment  
Bylaw No. 1272, 2026

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Chief Administrative Officer



## CULTUS LAKE PARK

### REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 1610

**SUBMITTED BY:** Erica Lee,  
Chief Financial Officer

**SUBJECT:** 2026 First Quarter Financial Report

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#### **PURPOSE:**

To provide the Board with an update on the financial results for the First Quarter of 2026.

#### **RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 First Quarter Financial report for information.*

#### **DISCUSSION:**

The financial results for the first quarter of 2026 are being provided to the Board for information and circulation. As the first quarter typically has limited financial transactions, resulting in many variances, information is only provided for items where variances are significantly higher than expected at this time in the fiscal year.

#### Sunnyside Campground

With Sunnyside Campground opening in early April, limited revenues have been realized in the first quarter. During quarter one staff's focus has been on completing several capital and maintenance projects as part of the campground opening.

#### Residential Leases

All residential lease revenue has been invoiced in the first quarter for 2026.

#### Overall

Cultus Lake Park is currently in an overall surplus position of \$394,658. The deficit seen in quarter one of 2025 was caused by the large capital spend on major washroom renovations at Sunnyside Campground as well as dock replacements, where capital spending was much lower in the first quarter of 2026.

Quarter one typically sees a high allotment of expenses for maintenance and capital expenses in order for the park to get ready for the summer season. Additionally, transfers for capital expenses from reserves to offset the cost of the capital costs have not been completed. Revenue from campground operations will be realized as sites are used, allowing for this significant revenue source to offset Cultus Lake Park operations, and planned capital improvement projects.

**STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:



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Erica Lee  
Chief Financial Officer

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer

# CULTUS LAKE PARK

## 2026 Financial Report

As at March 31, 2026, with comparative figures at March 31, 2025

### Balance Sheet

	2026	2025
<b><u>ASSETS</u></b>		
Cash	\$ 2,483,110	\$ 2,190,497
Investments	12,690,288	11,377,036
Accounts Receivable	23,392	98,393
Prepaid Accounts and Inventory	144,094	192,956
Capital Assets (net)	<u>5,307,932</u>	<u>4,245,892</u>
<b>TOTAL ASSETS</b>	<b>\$ 20,648,816</b>	<b>\$ 18,104,774</b>
<b><u>LIABILITIES</u></b>		
Accounts Payable	\$ 246,500	\$ 402,695
Payroll Liabilities	59,734	53,126
Deferred Revenue	3,160,486	3,030,732
Performance Bonds & Refundable Deposits	66,870	63,870
Asset Retirement Obligation	5,211,979	4,918,283
Equity in Capital Assets	5,307,932	4,245,892
Operating Fund Surplus	(53,002)	(826,292)
Restricted Reserve Funds	<u>6,253,659</u>	<u>6,915,781</u>
<b>TOTAL LIABILITIES</b>	<b>\$ 20,254,158</b>	<b>\$ 18,804,087</b>
<b>CURRENT YEAR SURPLUS</b>	<b>\$ <u>394,658</u></b>	<b>\$ <u>(699,313)</u></b>

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**CONSOLIDATED INCOME STATEMENT**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD
<b>REVENUE</b>					
Sunnyside Campground	\$ 9,810	\$ 4,696,140	\$ (4,686,330)	-99.8%	\$ 9,621
Protective Services	22,073	195,000	(172,927)	-88.7%	8,610
Visitor Services (Cabins)	17,760	233,800	(216,040)	-92.4%	11,321
Volunteer Fire Department	263,490	319,330	(55,840)	-17.5%	197,708
Commercial Leases	90,196	917,485	(827,289)	-90.2%	104,780
Residential Leases	1,077,231	1,110,642	(33,411)	-3.0%	1,026,922
General Administration	146,707	42,500	104,207	245.2%	90,567
Community Hall	6,865	11,950	(5,085)	-42.6%	3,910
Foreshore lease	86,978	131,950	(44,972)	-34.1%	88,452
Public Areas	38,518	1,186,300	(1,147,782)	-96.8%	35,266
Community Events Committee	-	38,760	(38,760)	-100.0%	-
	<b>\$ 1,759,628</b>	<b>\$ 8,883,857</b>	<b>\$ (7,124,229)</b>		<b>\$ 1,577,157</b>
<b>EXPENDITURES</b>					
Advertising and Promotion	\$ 2,506	\$ 81,670	\$ 79,164	96.9%	\$ 1,228
Bank, Credit Card and Interest Charges	40,503	207,850	167,347	80.5%	35,867
Commissioners Indemnities	25,827	103,610	77,783	75.1%	25,395
Election Expense	-	20,000	20,000	100.0%	-
Grounds Maintenance	30,122	96,020	65,898	68.6%	13,939
Information Systems	80,926	197,000	116,074	58.9%	73,443
Inspections, Permits and Fees	1,962	75,500	73,538	97.4%	1,509
Insurance	86,306	368,680	282,374	76.6%	78,918
Janitorial	3,801	61,000	57,199	93.8%	8,275
Office, Telephone and Sundry	41,813	327,320	285,507	87.2%	45,564
Professional Fees	67,001	759,200	692,199	91.2%	182,545
Repairs and Maintenance	73,563	356,470	282,907	79.4%	65,152
Roads and Parking	448	43,300	42,852	99.0%	6,339
Security	1,747	4,800	3,053	63.6%	1,034
Sewer, Septic and Water Systems	2,323	457,450	455,127	99.5%	2,498
Travel and Conferences	382	20,280	19,898	98.1%	203
Utilities	29,141	197,400	168,259	85.2%	27,662
Waste Disposal	50,297	212,415	162,118	76.3%	48,464
Waterfront Maintenance	6,939	15,000	8,061	53.7%	5,200
Wages and Benefits	553,818	3,651,280	3,097,462	84.8%	535,768
<b>TOTAL OPERATING &amp; WAGES AND BENEFITS</b>	<b>\$ 1,099,425</b>	<b>\$ 7,256,245</b>	<b>\$ 6,156,820</b>		<b>\$ 1,159,003</b>
<b>NET OPERATING INCOME</b>	<b>\$ 660,203</b>	<b>\$ 1,627,612</b>	<b>\$ (967,409)</b>		<b>\$ 418,154</b>
Capital Purchases	265,545	1,325,300	1,059,755	80.0%	1,117,467
Transfer from Reserve Capital Purchases	-	(1,317,480)	(1,317,480)	100.0%	-
Transfer to Reserves	-	1,610,377	1,610,377	100.0%	-
	<b>\$ 1,364,970</b>	<b>\$ 8,874,442</b>	<b>\$ 7,509,472.00</b>		<b>\$ 2,276,470</b>
<b>NET CONTRIBUTION TO PARK</b>	<b>\$ 394,658</b>	<b>\$ 9,415</b>	<b>\$ 385,243</b>		<b>\$ (699,313)</b>

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**SUNNYSIDE CAMPGROUND**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1011004000 SS Seasonal Waterfront Lots	\$ -	\$ 714,000	\$ (714,000)	-100.0%	\$ -	
1011004001 SS Seasonal View Lots	-	261,100	(261,100)	-100.0%	-	Sunnyside overnight camping opened in April in both 2025 and 2026.
1011004002 SS Seasonal Regular Lots	-	1,335,500	(1,335,500)	-100.0%	-	
1011004003 SS Overnight Full Hook Up	-	779,000	(779,000)	-100.0%	50	
1011004004 SS Overnight No Hook Up	-	335,000	(335,000)	-100.0%	-	
1011004005 SS Overnight View Lots	-	120,400	(120,400)	-100.0%	-	
1011004006 SS Overnight Waterfront Lots	-	165,300	(165,300)	-100.0%	-	
1011004011 SS Group Area A & B	-	60,400	(60,400)	-100.0%	-	
1011004016 SS Milfoil Revenue	-	15,000	(15,000)	-100.0%	-	
1011004050 Sunnyside Store Sales	-	200,000	(200,000)	-100.0%	-	
1011004090 SS Infrastructure Reserve Fees	-	55,440	(55,440)	-100.0%	-	
1011004900 SS Pay Parking/Miscellaneous Revenue	9,811	648,200	(638,389)	-98.5%	9,571	
1011004910 SS Laundromat	-	4,800	(4,800)	-100.0%	-	
1011004950 Promotional Items Sales	-	2,000	(2,000)	-100.0%	-	
	\$ 9,811	\$ 4,696,140	\$ (4,686,329)		\$ 9,621	
<b>EXPENDITURES</b>						
1021005000 Advertising	\$ 600	\$ 9,550	\$ 8,950	93.7%	\$ 550	
1021005300 Building Maintenance/Materials	11,245	34,780	23,535	67.7%	13,972	
1021005375 Contract Services	-	218,000	218,000	100.0%	1,702	Security Services
1021005400 Conferences/Meetings	-	3,330	3,330	100.0%	-	IT Services and Rez Expert Software Charges
1021005500 Data Processing	13,140	52,800	39,660	75.1%	15,102	
1021005700 Education & Training	1,461	4,500	3,039	67.5%	-	
1021005800 Equipment Maintenance	525	15,900	15,375	96.7%	1,628	
1021005820 Equipment Fuel	409	550	141	25.6%	-	
1021005900 Garbage Collection & Recycling	14,849	60,500	45,651	75.5%	14,618	
1021006000 Ground Maintenance Materials	6,950	45,000	38,050	84.6%	10,053	
1021006100 Commercial Insurance	16,111	67,300	51,189	76.1%	13,825	
1021006200 Vehicle Insurance	286	1,120	834	74.5%	293	
1021006300 Janitorial Contracts/Supplies	716	25,000	24,284	97.1%	487	
1021006500 Licences & Permits	441	1,200	759	63.3%	434	
1021006600 Membership Dues & Subscriptions	11	1,200	1,189	99.1%	11	
1021006800 Office Supplies & Expenses	33	4,400	4,367	99.3%	204	
1021006810 Bank Charges/ Cash Short (Over)	-	1,000	1,000	100.0%	-	
1021006812 Point of Sales Fees	32,712	110,000	77,288	70.3%	28,645	
1021006817 Retail Cost of Goods Sold	-	110,000	110,000	100.0%	9,800	
1021006822 Office Furniture	-	500	500	100.0%	-	
1021007000 Printing Expense	2,946	5,000	2,054	41.1%	1,834	
1021007100 Public Relations	18	3,840	3,822	99.5%	-	
1021007200 Roads & Parking Maintenance	-	8,000	8,000	100.0%	2,301	
1021007300 Vandalism Repairs	-	2,000	2,000	100.0%	-	
1021007400 Security Systems & Supplies	687	2,000	1,313	65.7%	443	FVRD Sewer Operations and Septic Maintenance
1021007500 Sewer	1,681	247,000	245,319	99.3%	1,685	
1021007625 Shop Supplies	1,400	2,500	1,100	44.0%	395	
1021007700 Special Events	-	4,000	4,000	100.0%	-	
1021007800 Telephone	4,991	19,620	14,629	74.6%	3,706	
1021007900 Travel Expense	-	1,200	1,200	100.0%	-	
1021008000 Propane & Natural Gas	1,740	9,300	7,560	81.3%	1,385	
1021008005 Hydro Consumption	2,945	92,000	89,055	96.8%	1,321	FVRD Water Services
1021008020 Water	-	185,000	185,000	100.0%	-	
1021008100 Vehicle Maintenance	-	1,480	1,480	100.0%	-	
1021008130 Vehicle Fuel	168	1,020	852	83.5%	-	
1021008201 Signage	369	2,000	1,631	81.6%	738	
1021008300 Water System Maintenance	642	5,000	4,358	87.2%	813	
1021008600 Management/Administration Salaries	32,655	168,750	136,095	80.6%	31,503	
1021008700 Staff Wages - Gatehouse	-	126,310	126,310	100.0%	2,172	
1021008701 Staff Wages - Maintenance	9,977	228,280	218,303	95.6%	11,217	

	2026		Variance	Variance	2025		Variance Comments
	Actual YTD	Annual Budget	\$	%	Actual YTD		
1021008710 Staff Wages - Store	-	38,110	38,110	100.0%	-		
1021008800 Employee Benefits	13,978	151,960	137,982	90.8%	14,089		
1021008825 Uniforms & Clothing Allowance	-	1,700	1,700	100.0%	110		
TOTAL OPERATING EXPENSES	\$ 173,686	\$ 2,072,700	\$ 1,899,014		\$ 185,037		
NET OPERATING INCOME	\$ (163,875)	\$ 2,623,440	\$ (2,787,315)	-106.2%	\$ (175,417)		
1021009000 Capital Purchases	118,691	623,600	504,909	81.0%	770,114		Washroom Renovations, Picnic Table Replacements, Create New Campsite, Computer Upgrades, Store Generator, Tree Rehabilitation
1021009800 Transfer to Reserves	-	669,840	669,840	100.0%	-		
1021009805 Transfer from Reserve Capital Purchases	-	(623,600)	(623,600)	100.0%	-		
1021009998 Overhead Expenses	134,054	536,234	402,180	75.0%	128,012		
1021009999 Allocated Services	86,198	344,790	258,592	75.0%	83,235		
	\$ 512,629	\$ 3,623,564	\$ 3,110,935		\$ 1,166,398		
NET CONTRIBUTION TO (FROM)	\$ (502,818)	\$ 1,072,576	\$ (1,575,394)		\$ (1,156,778)		

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**PARK PATROL-BYLAW ENFORCEMENT**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1011254675 Bylaw Enforcement Fines	\$ 21,590	\$ 195,000	\$ (173,410)	-88.9%	\$ 8,505	
1011254900 Miscellaneous Revenue	483	-	483	0.0%	105	
	<u>\$ 22,073</u>	<u>\$ 195,000</u>	<u>\$ (172,927)</u>		<u>\$ 8,610</u>	
<b>EXPENDITURES</b>						
1021255300 Building Maintenance Materials	\$ 242	\$ 1,320	\$ 1,078	81.7%	\$ 233	
1021255375 Contract Services	3,808	335,600	331,792	98.9%	5,226	Security and Policing Contracts IT Services and Gtechna
1021255500 Data Processing	17,278	56,100	38,822	69.2%	16,566	Software
1021255700 Education & Training	-	3,200	3,200	100.0%	-	
1021255800 Equipment Maintenance	-	1,000	1,000	100.0%	-	
1021256100 Commercial Insurance	3,000	13,200	10,200	77.3%	2,875	
1021256200 Vehicle Insurance	-	-	-	0.0%	-	
1021256450 Professional Fees	6,109	25,000	18,891	75.6%	3,300	Collection Commissions
1021256500 Licences & Permits	-	66,300	66,300	100.0%	-	
1021256800 Office Supplies & Expenses	-	1,200	1,200	100.0%	-	
1021257000 Printing Expense	-	750	750	100.0%	-	
1021257100 Public Relations	-	500	500	100.0%	-	
1021257400 Security Systems & Supplies	-	500	500	100.0%	-	
1021257800 Telephone	1,029	5,500	4,471	81.3%	1,087	
1021258000 Propane & Natural Gas	455	1,000	545	54.5%	485	
1021258100 Vehicle Maintenance	-	1,120	1,120	100.0%	90	
1021258130 Vehicle Fuel	269	1,680	1,411	84.0%	259	
1021258700 Staff Wages - Bylaw Enforcement	15,941	130,010	114,069	87.7%	16,020	
1021258715 Staff Wages - Parking Enforcement	-	37,580	37,580	100.0%	-	
1021258715 Staff Wages - Admin	15,212	76,060	60,848	80.0%	14,907	
1021258800 Employee Benefits	8,035	68,240	60,205	88.2%	11,481	
1021258825 Uniforms & Clothing Allowance	-	2,000	2,000	100.0%	-	
TOTAL OPERATING EXPENSES	<u>\$ 71,378</u>	<u>\$ 827,860</u>	<u>\$ 756,482</u>		<u>\$ 72,529</u>	
NET OPERATING INCOME	<u>\$ (49,305)</u>	<u>\$ (632,860)</u>	<u>\$ 583,555</u>	-92.2%	<u>\$ (63,919)</u>	
1021259000 Capital Purchases	-	2,500	2,500	100.0%	-	
1021259800 Transfer to Reserves	-	2,040	2,040	100.0%	-	
1021259805 Transfer from Reserve Capital Purchases	-	(2,500)	(2,500)	100.0%	-	
1021259998 Overhead Expenses	(164,300)	(657,200)	(492,900)	75.0%	(151,906)	
1021259999 Allocated Services	5,575	22,300	16,725	75.0%	5,445	
	<u>\$ (87,347)</u>	<u>\$ 195,000</u>	<u>\$ 282,347</u>		<u>\$ (73,932)</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ 109,420</u>	<u>\$ -</u>	<u>\$ 109,420</u>		<u>\$ 82,542</u>	

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**VISITOR SERVICES & CABINS**

	2026	2026	Variance	Variance	2025	
	Actual YTD	Annual Budget	\$	%	Actual YTD	Variance Comments
<b>REVENUE</b>						
1011504400 Cabin Rentals	\$ 16,553	\$ 225,400	\$ (208,847)	-92.7%	\$ 10,201	
1011504900 Miscellaneous Revenue	1,207	5,000	(3,793)	-75.9%	1,120	
1011504090 Infrastructure Reserve	-	2,400	(2,400)	-100.0%	-	
1011504016 Milfoil Revenue	-	1,000	(1,000)	-100.0%	-	
	<u>\$ 17,760</u>	<u>\$ 233,800</u>	<u>\$ (216,040)</u>		<u>\$ 11,321</u>	
<b>EXPENDITURES</b>						
1021505000 Advertising	\$ 600	\$ 1,900	\$ 1,300	68.4%	\$ 550	
1021505300 Building Maintenance Materials	1,085	7,000	5,915	84.5%	823	
1021505500 Data Processing	1,010	3,800	2,790	73.4%	973	
1021505700 Education & Training	-	400	400	100.0%	-	
1021505800 Equip & Material Replacement	228	5,800	5,572	96.1%	185	
1021506000 Grounds Maintenance Materials	2,688	4,980	2,292	46.0%	2,601	
1021506100 Commercial Insurance	5,475	23,600	18,125	76.8%	5,025	
1021506300 Janitorial Contracts/Supplies	95	4,000	3,905	97.6%	169	
1021506301 Linens	-	3,800	3,800	100.0%	687	
1021506800 Office Supplies & Expenses	48	650	602	92.6%	79	
1021506810 Bank Charges/Point of Sales Fees	978	7,300	6,322	86.6%	841	
1021506817 Retail Cost of Goods Sold	-	850	850	100.0%	-	
1021507000 Printing Expense	-	250	250	100.0%	-	
1021507100 Public Relations	-	500	500	100.0%	-	
1021507200 Roads & Parking Maintenance	-	300	300	100.0%	-	
1021507500 Sewer & Septic System Maintenance	-	4,000	4,000	100.0%	-	
1021507800 Telephone/Cable	1,627	6,500	4,873	75.0%	1,483	
1021508000 Propane & Natural Gas	959	4,100	3,141	76.6%	1,310	
1021508005 Hydro Consumption	4,617	11,600	6,983	60.2%	3,954	
1021508020 Water	-	6,000	6,000	100.0%	-	
1021508201 Signage	-	500	500	100.0%	-	
1021508700 Staff Wages - Visitor Services	6,128	65,900	59,772	90.7%	6,250	
1021508800 Employee Benefits	809	16,860	16,051	95.2%	814	
1021508825 Uniforms	-	200	200	100.0%	-	
TOTAL OPERATING EXPENSES	<u>\$ 26,347</u>	<u>\$ 180,790</u>	<u>\$ 154,443</u>		<u>\$ 25,744</u>	
NET OPERATING INCOME	<u>\$ (8,587)</u>	<u>\$ 53,010</u>	<u>\$ (61,597)</u>	-116.2%	<u>\$ (14,423)</u>	
1021509000 Capital Purchases	577	24,000	23,423	97.6%	1,969	Cabin Refresh
1021509800 Transfer to Reserves	-	30,880	30,880	100.0%	-	
1021509805 Transfer from Reserve Capital Purchases	-	(24,000)	(24,000)	100.0%	-	
1021509999 Allocated Services	13,842	55,367	41,525	75.0%	13,356	
	<u>\$ 40,766</u>	<u>\$ 267,037</u>	<u>\$ 226,271</u>		<u>\$ 41,069</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ (23,006)</u>	<u>\$ (33,237)</u>	<u>\$ 10,231</u>		<u>\$ (29,748)</u>	

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**VOLUNTEER FIRE DEPARTMENT**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1013004600 Local Services Revenue VFD CL	\$ 6,503	\$ 44,585	\$ (38,082)	-85.4%	\$ 7,651	
1013004601 Fire Protection Agreements	-	79,680	(79,680)	-100.0%	-	
1013004605 Residential Lease Revenue VFD	195,070	195,065	5	0.0%	190,057	
1013004900 Miscellaneous Revenue	61,917	-	61,917	0.0%	-	FireSmart Grant
	<u>\$ 263,490</u>	<u>\$ 319,330</u>	<u>\$ (55,840)</u>		<u>\$ 197,708</u>	
<b>EXPENDITURES</b>						
1023005000 Advertising	\$ -	\$ 550	\$ 550	100.0%	\$ -	
1023005300 Building Maintenance Materials	1,175	6,500	5,325	81.9%	695	
1023005500 Data Processing	2,102	3,000	898	29.9%	781	
1023005700 Education & Training	7,391	21,820	14,429	66.1%	13,168	
1023005800 Firefighting Equipment Fuel & Maintenance	8,361	33,500	25,139	75.0%	3,189	
1023005850 Fire Protection Equip Annual Testing	-	11,000	11,000	100.0%	5,981	
1023006000 Grounds Maintenance Materials	-	500	500	100.0%	-	
1023006100 Commercial Insurance	5,150	23,600	18,450	78.2%	4,875	
1023006200 Vehicle Insurance	1,078	4,750	3,672	77.3%	1,116	
1023006300 Janitorial Contracts/Supplies	-	1,000	1,000	100.0%	-	
1023006600 Membership Dues & Subscriptions	150	800	650	81.3%	-	
1023006800 Office Supplies & Expenses	61	1,400	1,339	95.6%	159	
1023007100 Public Relations	-	550	550	100.0%	-	
1023007400 Security Systems & Supplies	136	550	414	75.3%	128	
1023007500 Sewer & Septic System Maintenance	-	1,410	1,410	100.0%	-	
1023007600 Shop Supplies	21	1,000	979	97.9%	40	
1023007655 Medical Supplies	-	3,900	3,900	100.0%	-	
1023007800 Telephone	1,703	9,100	7,397	81.3%	1,294	
1023008000 Propane & Natural Gas	591	2,000	1,409	70.5%	915	
1023008005 Hydro Consumption	1,146	4,200	3,054	72.7%	1,103	
1023008020 Water	-	680	680	100.0%	-	
1023008100 Vehicle Maintenance	8,797	15,400	6,603	42.9%	853	
1023008130 Vehicle Fuel	351	2,200	1,849	84.0%	211	
1023008600 Mgmt. Salaries - Fire Chief	1,300	6,950	5,650	81.3%	-	2025 - 1st Quarter Pay wasn't paid until April, rather than March in 2026
1023008700 Staff Wages - VFD	13,750	71,350	57,600	80.7%	-	
1023008760 WCB/EHT Expense	452	4,510	4,058	90.0%	-	
1023008825 Uniforms & Clothing Allowance	14	4,000	3,986	99.7%	-	
TOTAL OPERATING EXPENSES	<u>\$ 53,729</u>	<u>\$ 236,220</u>	<u>\$ 182,491</u>		<u>\$ 34,508</u>	
NET OPERATING INCOME	<u>\$ 209,761</u>	<u>\$ 83,110</u>	<u>\$ 126,651</u>	152.4%	<u>\$ 163,200</u>	
1023009000 Capital Purchases	-	32,120	32,120	100.0%	-	
1023009800 Transfer to Reserves	-	62,020	62,020	100.0%	-	
1023009805 Transfer from Reserve Capital Purchases	-	(24,300)	(24,300)	100.0%	-	
1023009999 Allocated Services	3,318	13,270	9,952	75.0%	3,235	
	<u>\$ 57,047</u>	<u>\$ 319,330</u>	<u>\$ 262,283</u>		<u>\$ 37,743</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ 206,443</u>	<u>\$ -</u>	<u>\$ 206,443</u>		<u>\$ 159,965</u>	

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**PUBLIC WORKS**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>EXPENDITURES</b>						
1024005300 Building Maintenance Materials	\$ 897	\$ 6,700	\$ 5,803	86.6%	\$ 439	
1024005375 Contract Services	-	5,000	5,000	100.0%	16,134	Fire Restoration - Yellow Barn 2025
1024005400 Conferences/Meetings	-	2,750	2,750	100.0%	-	
1024005500 Data Processing	822	3,000	2,178	72.6%	781	
1024005700 Education & Training	2,143	15,630	13,487	86.3%	-	
1024005800 Equipment Maintenance	593	21,600	21,007	97.3%	2,802	
1024005820 Equipment Fuel	485	4,100	3,615	88.2%	114	
1024005900 Garbage Collection & Recycling	3,497	16,000	12,503	78.1%	2,742	
1024006000 Grounds Maintenance Materials	45	1,740	1,695	97.4%	-	
1024006100 Commercial Insurance	6,675	28,500	21,825	76.6%	5,975	
1024006200 Vehicle Insurance	5,907	20,000	14,093	70.5%	5,253	
1024006500 Licences & Permits	-	450	450	100.0%	-	
1024006600 Membership Dues & Subscriptions	-	750	750	100.0%	-	
1024006800 Office Supplies & Expenses	197	3,200	3,003	93.8%	354	
1024007400 Security Systems & Supplies	462	750	288	38.4%	462	
1024007500 Sewer	-	1,410	1,410	100.0%	-	
1024007600 Shop Supplies	3,227	11,720	8,493	72.5%	3,082	
1024007625 Small Tools	917	3,500	2,583	73.8%	-	
1024007650 Safety Supplies	1,546	3,500	1,954	55.8%	584	
1024007800 Telephone	2,116	9,700	7,584	78.2%	2,068	
1024008000 Propane & Natural Gas	2,937	6,700	3,763	56.2%	3,507	
1024008005 Hydro Consumption	1,588	4,680	3,092	66.1%	1,466	
1024008020 Water	-	680	680	100.0%	-	
1024008100 Vehicle Maintenance	20,172	27,810	7,638	27.5%	20,081	
1024008130 Vehicle Fuel	4,514	25,590	21,076	82.4%	3,137	
1024008600 Management Salaries	20,308	101,840	81,532	80.1%	18,823	
1024008700 Staff Wages - Supervisor	38,577	168,960	130,383	77.2%	38,242	
1024008701 Staff Wages - Custodian	21,955	139,130	117,175	84.2%	21,703	
1024008705 Staff Wages - Grounds Staff	12,821	74,320	61,499	82.7%	-	
1024008710 Staff Wages - Public Works	96,506	700,460	603,954	86.2%	101,681	
1024008800 Employee Benefits	67,772	343,660	275,888	80.3%	63,166	
1024008825 Uniforms & Clothing Allowance	3,600	8,800	5,200	59.1%	3,600	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 320,279</b>	<b>\$ 1,762,630</b>	<b>\$ 1,442,351</b>		<b>\$ 316,196</b>	
<b>NET OPERATING INCOME</b>	<b>\$ (319,382)</b>	<b>\$ (1,755,930)</b>	<b>\$ 1,436,548</b>	<b>-81.8%</b>	<b>\$ (315,757)</b>	
1024009000 Capital Purchases	41,468	54,220	12,752	23.5%	1,043	Lawn Mower, Storage Container
1024009800 Transfer to Reserves	-	148,000	148,000	100.0%	-	
1024009805 Transfer from Reserve Capital Purchases	-	(54,220)	(54,220)	100.0%	-	
1024009998 Overhead Expenses	(125,325)	(501,300)	(375,975)	75.0%	(119,000)	
1024009999 Allocated Services	(352,334)	(1,409,330)	(1,056,996)	75.0%	(342,608)	
	<b>\$ (115,912)</b>	<b>\$ -</b>	<b>\$ 115,912</b>		<b>\$ (144,369)</b>	
<b>NET CONTRIBUTION TO (FROM)</b>	<b>\$ 115,912</b>	<b>\$ -</b>	<b>\$ 115,912</b>		<b>\$ 144,369</b>	

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**COMMERCIAL LEASES**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1015004200 Commercial Leases	\$ 82,179	\$ 863,085	\$ (780,906)	-90.5%	\$ 95,733	Commercial lease revenue is lower only due to adjustments to invoice timing
1015004201 CL- Public Works	1,404	9,500	(8,096)	-85.2%	1,676	
1015004202 CL - Bylaw Enforcement	6,614	44,900	(38,286)	-85.3%	7,371	
	<u>\$ 90,197</u>	<u>\$ 917,485</u>	<u>\$ (827,288)</u>		<u>\$ 104,780</u>	
<b>EXPENDITURES</b>						
1025005300 Building Maintenance Materials	\$ 1,480	\$ 8,000	\$ 6,520	81.5%	\$ 927	
1025005900 Garbage Collection & Recycling	3,375	19,880	16,505	83.0%	3,181	
1025006000 Grounds Maintenance Materials	-	2,800	2,800	100.0%	-	
1025006100 Commercial Insurance	15,200	65,500	50,300	76.8%	13,475	
1025006810 Bank Charges	395	-	(395)	0.0%	385	
1025007500 Sewer	-	1,410	1,410	100.0%	-	
1025008000 Propane & Natural Gas	273	500	227	45.4%	242	
1025008005 Hydro Consumption	1,998	5,120	3,122	61.0%	2,202	
1025008020 Water	-	680	680	100.0%	-	
1025008201 Signage	-	1,200	1,200	100.0%	277	
TOTAL OPERATING EXPENSES	<u>\$ 22,721</u>	<u>\$ 105,090</u>	<u>\$ 82,369</u>		<u>\$ 20,689</u>	
NET OPERATING INCOME	<u>\$ 67,476</u>	<u>\$ 812,395</u>	<u>\$ (744,919)</u>	-91.7%	<u>\$ 84,091</u>	
1025009000 Capital Purchases	-	100,620	100,620	100.0%	14,357	
1025009800 Transfer to Reserves	-	160,257	160,257	100.0%	-	
1025009805 Transfer from Reserve Capital Purchases	-	(100,620)	(100,620)	100.0%	-	
1025009998 Overhead Expenses	78,297	313,206	234,909	75.0%	73,712	
1025009999 Allocated Services	26,640	106,560	79,920	75.0%	25,838	
	<u>\$ 127,658</u>	<u>\$ 685,113</u>	<u>\$ 557,455</u>		<u>\$ 134,596</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ (37,461)</u>	<u>\$ 232,372</u>	<u>\$ (269,833)</u>		<u>\$ (29,816)</u>	

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**RESIDENTIAL LEASES**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1016004100 Residential Leases	\$ 799,781	\$ 799,544	\$ 237	0.0%	\$ 767,060	
1016004102 Residential Area Reserve	12,198	12,200	(2)	0.0%	12,025	
1016004103 Foreshore Reserve	24,502	24,500	2	0.0%	24,050	
1016004101 Bylaw Enforcement	133,273	133,270	3	0.0%	123,686	
1016004110 Delinquent Fees	4,757	5,403	(646)	-12.0%	2,940	
1016004700 Lease Services- OTHER	5,455	40,000	(34,545)	-86.4%	5,390	
1016004611 Lease Services- STVR/BL	97,265	95,725	1,540	1.6%	91,771	Licencing
	<u>\$ 1,077,231</u>	<u>\$ 1,110,642</u>	<u>\$ (33,411)</u>		<u>\$ 1,026,922</u>	
<b>EXPENDITURES</b>						
1026005900 Garbage Collection & Recycling	\$ 26,463	\$ 106,535	\$ 80,072	75.2%	\$ 26,463	
1026006100 Commercial Insurance	2,250	10,500	8,250	78.6%	2,225	
1026006812 Bank Charges	417	-	(417)	0.0%	345	
1026008005 Hydro Consumption	4,898	38,100	33,202	87.1%	4,472	
TOTAL OPERATING EXPENSES	<u>\$ 34,028</u>	<u>\$ 155,135</u>	<u>\$ 121,107</u>		<u>\$ 33,505</u>	
NET OPERATING INCOME	<u>\$ 1,043,203</u>	<u>\$ 955,507</u>	<u>\$ 87,696</u>	9.2%	<u>\$ 993,417</u>	
1026009000 Capital Purchases	11,250	35,000	23,750	67.9%	-	Traffic Calming
1026009800 Transfer to Reserves	-	71,560	71,560	100.0%	-	
1026009805 Transfer from Reserve Capital Purchases	-	(35,000)	(35,000)	100.0%	-	
1026009998 Overhead Expenses	129,109	516,455	387,346	75.0%	120,691	
1026009999 Allocated Services	111,608	446,430	334,822	75.0%	108,240	
	<u>\$ 285,995</u>	<u>\$ 1,189,580</u>	<u>\$ 903,585</u>		<u>\$ 262,436</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ 791,236</u>	<u>\$ (78,938)</u>	<u>\$ 870,174</u>		<u>\$ 764,486</u>	

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**GENERAL ADMINISTRATION**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1017004800 Interest Earned	\$ 61,370	\$ 40,000	\$ 21,370	53.4%	\$ 87,715	
1017004900 Miscellaneous Revenue/Encroachment	85,157	2,000	83,157	4157.9%	2,212	Land Sale
1017004915 Dog Licenses	180	500	(320)	-64.0%	640	
	<u>\$ 146,707</u>	<u>\$ 42,500</u>	<u>\$ 104,207</u>		<u>\$ 90,567</u>	
<b>EXPENDITURES</b>						
1027005000 Advertising	\$ 340	\$ 1,500	\$ 1,160	77.3%	\$ -	
1027005100 Accounting & Auditing Fees	-	27,000	27,000	100.0%	-	
1027005175 Board Level Expenses	300	17,000	16,700	98.2%	592	
1027005300 Building Maintenance Materials	-	3,200	3,200	100.0%	-	
1027005375 Contract Services	7,475	22,000	14,525	66.0%	-	
1027005400 Conferences/Meetings	382	11,000	10,618	96.5%	203	
1027005500 Data Processing	46,033	76,000	29,967	39.4%	38,720	
1027005700 Education & Training	-	5,000	5,000	100.0%	1,455	
1027005750 Election Expenses	-	20,000	20,000	100.0%	-	
1027005800 Equipment Maintenance	-	1,000	1,000	100.0%	171	
1027006100 Commercial Insurance	8,350	35,700	27,350	76.6%	7,527	
1027006200 Vehicle Insurance	325	1,610	1,285	79.8%	358	
1027006400 Legal Fees	35,881	60,000	24,119	40.2%	136,262	
1027006450 Professional Fees	-	20,000	20,000	100.0%	4,000	
1027006600 Membership Dues & Subscriptions	1,360	3,700	2,340	63.2%	1,064	
1027006800 Office Supplies & Expenses	984	10,000	9,016	90.2%	1,059	
1027006801 Staff Recognition Expenses	225	6,500	6,275	96.5%	85	
1027006800 Breakroom Supplies	128	5,500	5,372	97.7%	110	
1027006812 Bank Charges/Point of Sale Fees	3,710	15,500	11,790	76.1%	3,683	
1027006815 Postage & Courier	1,013	7,000	5,987	85.5%	1,324	
1027006820 Equipment Leases	1,963	10,000	8,037	80.4%	1,934	
1027006822 Office Furniture	545	4,000	3,455	86.4%	-	
1027007000 Printing Expense	-	1,000	1,000	100.0%	-	
1027007100 Public Relations	-	4,000	4,000	100.0%	-	
1027007400 Security Systems & Supplies	462	1,000	538	53.8%	-	
1027007500 Sewer & Septic System Maintenance	-	1,410	1,410	100.0%	-	
1027007700 Special Events - CWFPP	-	5,000	5,000	100.0%	-	
1027007800 Telephone	4,026	18,000	13,974	77.6%	3,710	
1027007900 Travel Expense	-	2,000	2,000	100.0%	-	
1027008000 Propane & Natural Gas	622	2,200	1,578	71.7%	818	
1027008005 Hydro Consumption	1,001	3,500	2,499	71.4%	876	
1027008020 Water	-	680	680	100.0%	-	
1027008100 Vehicle Maintenance/Fuel	1,074	800	(274)	-34.3%	230	
1027008500 Commissioners Indemnity	25,827	103,610	77,783	75.1%	25,395	
1027008600 Management Salaries	42,600	202,540	159,940	79.0%	42,448	
1027008601 Finance Salaries	39,031	209,250	170,219	81.3%	37,751	
1027008710 Staff Wages - CO/Communications	34,475	201,700	167,225	82.9%	37,619	
1027008715 Staff Wages - Admin / CSR	14,810	109,840	95,030	86.5%	16,023	
1027008800 Employee Benefits	43,111	192,010	148,899	77.5%	46,148	
TOTAL OPERATING EXPENSES	<u>\$ 316,053</u>	<u>\$ 1,421,750</u>	<u>\$ 1,105,697</u>		<u>\$ 409,565</u>	
NET OPERATING INCOME	<u>\$ (169,346)</u>	<u>\$ (1,379,250)</u>	<u>\$ 1,209,904</u>	-87.7%	<u>\$ (318,998)</u>	
1027009000 Capital Purchases	-	29,620	29,620	100.0%	34,437	
1027009800 Transfer to Reserves	-	51,000	51,000	100.0%	-	
1027009805 Transfer from Reserve Capital	-	(29,620)	(29,620)	100.0%	-	
1027009998 Overhead Expenses	(316,649)	(1,266,690)	(950,041)	75.0%	(299,046)	
1027009999 Allocated Services	(40,891)	(163,560)	(122,669)	75.0%	(38,593)	
	<u>\$ (41,487)</u>	<u>\$ 42,500</u>	<u>\$ 83,987</u>		<u>\$ 106,363</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ 188,194</u>	<u>\$ -</u>	<u>\$ 188,194</u>		<u>\$ (15,796)</u>	

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**COMMUNITY HALL**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1018004920 Community Hall Rentals	\$ 6,865	\$ 11,950	\$ (5,085)	-42.6%	\$ 3,910	
<b>EXPENDITURES</b>						
1028005300 Building Maintenance Materials	\$ 2,194	\$ 3,500	\$ 1,306	37.3%	\$ 1,125	
1028005500 Data Processing	540	2,300	1,760	76.5%	520	
1028006000 Grounds Maintenance Materials	-	1,000	1,000	100.0%	-	
1028006100 Commercial Insurance	3,475	15,200	11,725	77.1%	3,300	
1028007500 Sewer	-	1,410	1,410	100.0%	-	
1028007800 Telephone	58	200	142	71.0%	58	
1028008000 Propane & Natural Gas	592	1,900	1,308	68.8%	718	
1028008005 Hydro Consumption	448	1,600	1,152	72.0%	504	
1028008020 Water	-	680	680	100.0%	-	
TOTAL OPERATING EXPENSES	\$ 7,307	\$ 27,790	\$ 20,483		\$ 6,225	
NET OPERATING INCOME	\$ (442)	\$ (15,840)	\$ 15,398	-97.2%	\$ (2,315)	
1028009000 Capital Purchases	26,664	620	(26,044)	-4200.6%	-	Roof Repair - ICBC Claim
1028009800 Transfer to Reserves	-	10,200	10,200	100.0%	-	
1028009805 Transfer from Reserve Capital Purchases	-	(620)	(620)	100.0%	-	
1028009998 Overhead Expenses	7,745	30,980	23,235	75.0%	7,170	
1028009999 Allocated Services	5,248	20,990	15,742	75.0%	5,100	
	\$ 46,964	\$ 89,960	\$ 42,996		\$ 18,495	
NET CONTRIBUTION TO (FROM)	\$ (40,099)	\$ (78,010)	\$ 37,911		\$ (14,585)	

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**FORESHORE LEASE**

	2026		Variance		2025	Variance Comments
	Actual YTD	Annual Budget	\$	%		
<b>REVENUE</b>						
1018504936 Boat Mooring - Public Areas/VS	\$ 36,200	\$ 62,950	\$ (26,750)	-42.5%	\$ 36,800	
1018504941 Foreshore Reserve Revenue	49,277	69,000	(19,723)	-28.6%	50,302	
1018504900 Miscellaneous Revenue	1,500	-	1,500	0.0%	1,350	
	<u>\$ 86,977</u>	<u>\$ 131,950</u>	<u>\$ (44,973)</u>		<u>\$ 88,452</u>	
<b>EXPENDITURES</b>						
1028505375 Contract Services	\$ 5,566	\$ -	\$ (5,566)	0.0%	\$ -	2025 Flood Costs
1028505800 Equipment Maintenance	-	1,700	1,700	100.0%	\$ -	
1028505820 Equipment Fuel	-	800	800	100.0%	-	
1028505850 Floats & Buoys	-	10,000	10,000	100.0%	270	
1028506000 Grounds Maintenance Materials	9,000	10,000	1,000	10.0%	-	2025 Flood Costs
1028506100 Commercial Insurance	5,125	23,000	17,875	77.7%	5,100	
1028506200 Vehicle Insurance	23	100	77	77.0%	21	
1028506500 Licences & Permits	-	1,100	1,100	100.0%	-	
1028507000 Printing Expense	-	150	150	100.0%	-	
1028508200 Foreshore Maintenance (Wharfs)	6,939	15,000	8,061	53.7%	5,200	
1028508201 Signage	-	1,000	1,000	100.0%	-	
TOTAL OPERATING EXPENSES	<u>\$ 26,653</u>	<u>\$ 62,850</u>	<u>\$ 36,197</u>		<u>\$ 10,591</u>	
NET OPERATING INCOME	<u>\$ 60,324</u>	<u>\$ 69,100</u>	<u>\$ (8,776)</u>	-12.7%	<u>\$ 77,861</u>	
1028509000 Capital Purchases	47,245	173,800	126,555	72.8%	293,183	New Foreshore Buoys, Class Economical Valuation
1028509800 Transfer to Reserves	-	119,000	119,000	100.0%	-	
1028509805 Transfer from Reserve Capital Purchases	-	(173,800)	(173,800)	100.0%	-	
1028509998 Overhead Expenses	76,205	304,840	228,635	75.0%	71,788	
1028509999 Allocated Services	23,050	92,200	69,150	75.0%	22,490	
	<u>\$ 173,153</u>	<u>\$ 578,890</u>	<u>\$ 405,737</u>		<u>\$ 398,052</u>	
	<u>\$ (86,176)</u>	<u>\$ (446,940)</u>	<u>\$ 360,764</u>		<u>\$ (309,600)</u>	

**CULTUS LAKE PARK**

**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**PUBLIC AREAS**

	2026 Actual YTD	2026 Annual Budget	Variance \$	Variance %	2025 Actual YTD	Variance Comments
<b>REVENUE</b>						
1019004700 Tree Removal Fees	\$ 820	\$ 5,000	\$ (4,180)	-83.6%	\$ 400	
1019004900 Miscellaneous Revenue	4,654	15,000	(10,346)	-69.0%	3,080	
1019004910 Pay Parking	27,543	1,026,300	(998,757)	-97.3%	26,598	
1019004926 Infrastructure Reserve	3,850	98,000	(94,150)	-96.1%	3,631	
1019004927 Foreshore Reserve	1,650	42,000	(40,350)	-96.1%	1,557	
	<u>\$ 38,517</u>	<u>\$ 1,186,300</u>	<u>\$ (1,147,783)</u>		<u>\$ 35,266</u>	
<b>EXPENDITURES</b>						
1029005300 Building Maintenance Materials	\$ 170	\$ 6,700	\$ 6,530	97.5%	\$ 111	
1029005355 Main Beach Events Grant	-	12,000	12,000	100.0%	-	
1029005360 Commemorative Benches	-	1,900	1,900	100.0%	-	
1029005375 Contract Services	8,843	46,600	37,757	81.0%	11,599	Precise Parklink/Public Washroom Facilities
1029005800 Equipment Maintenance	-	6,000	6,000	100.0%	-	
1029005900 Garbage Collection & Recycling	2,113	9,500	7,387	77.8%	1,460	
1029006000 Grounds Maintenance Materials	11,439	30,000	18,561	61.9%	1,285	
1029006010 General Maintenance	1,525	45,000	43,475	96.6%	1,849	
1029006100 Commercial Insurance	7,875	35,000	27,125	77.5%	7,675	
1029006300 Janitorial Contracts/Supplies	2,990	27,200	24,210	89.0%	6,932	
1029006810 Bank Charges	-	550	550	100.0%	-	
1029006812 Point of Sale Fees	2,291	73,500	71,209	96.9%	1,969	
1029006820 Equipment Leases	6,825	17,400	10,575	60.8%	4,320	Parking Meters
1029007000 Printing Expense	-	500	500	100.0%	-	
1029007200 Roads & Parking Maintenance	448	35,000	34,552	98.7%	4,038	
1029007300 Vandalism Repairs	-	2,500	2,500	100.0%	-	
1029008005 Hydro Consumption	2,330	8,900	6,570	73.8%	2,382	
1029008201 Signage	128	6,500	6,372	98.0%	664	
TOTAL OPERATING EXPENSES	<u>\$ 46,977</u>	<u>\$ 364,750</u>	<u>\$ 317,773</u>		<u>\$ 44,284</u>	
NET OPERATING INCOME	<u>\$ (8,460)</u>	<u>\$ 821,550</u>	<u>\$ (830,010)</u>	-101.0%	<u>\$ (9,018)</u>	
1029009000 Capital Purchases	19,650	249,200	229,550	92.1%	2,365	Paving, Tree Rehabilitation
1029009800 Transfer to Reserves	-	285,500	285,500	100.0%	-	
1029009805 Transfer from Reserve Capital Purchases	-	(249,200)	(249,200)	100.0%	-	
1029009998 Overhead Expenses	180,864	723,475	542,611	75.0%	168,579	
1029009999 Allocated Services	117,746	470,983	353,237	75.0%	114,262	
	<u>\$ 365,237</u>	<u>\$ 1,844,708</u>	<u>\$ 1,479,471</u>		<u>\$ 329,490</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ (326,720)</u>	<u>\$ (658,408)</u>	<u>\$ 331,688</u>		<u>\$ (294,224)</u>	

**CULTUS LAKE PARK**  
**2026 Financial Report**

For the THREE Months Ending March 31, 2026, with comparative figures for 2025

**Community Events Committee**

	<u>2026</u>	<u>2026</u>	<u>Variance</u>	<u>Variance</u>		<u>2025</u>	<u>Variance Comments</u>
	<u>Actual YTD</u>	<u>Annual Budget</u>	<u>\$</u>	<u>%</u>		<u>Actual YTD</u>	
<b><u>REVENUE</u></b>							
1019504900 Miscellaneous Revenue	\$ -	\$ 11,260	\$ (11,260)	-100.0%		\$ -	
1019504902 Public Areas - Contribution	-	12,000	(12,000)	-100.0%		-	
1019504996 Sponsorship/Grants	-	15,500	(15,500)	-100.0%		-	
	<u>\$ -</u>	<u>\$ 38,760</u>	<u>\$ (38,760)</u>			<u>\$ -</u>	
<b><u>EXPENDITURES</u></b>							
1029506800 Office Supplies & Misc. Expenses	\$ -	\$ 900	\$ 900	100.0%		\$ -	
1029507700 Special Events CEAC	267	37,780	37,513	99.3%		128	
1029509800 Transfer to (from) Reserves	-	80	80	100.0%		-	
	<u>\$ 267</u>	<u>\$ 38,760</u>	<u>\$ 38,493</u>			<u>\$ 128</u>	
NET CONTRIBUTION TO (FROM)	<u>\$ (267)</u>	<u>\$ -</u>	<u>\$ (267)</u>			<u>\$ (128)</u>	Cultus Lake Day, Party at the Plaza, Movie Nights, Christmas Event





CULTUS LAKE PARK

**REPORT/RECOMMENDATION TO BOARD**

**DATE:** May 20, 2026 **FILE:** 0550-70  
**SUBMITTED BY:** Erica Lee  
Chief Financial Officer  
**SUBJECT:** 2026 Parking Lot Revenue First Quarter Report

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**PURPOSE:**

To provide the Board with an overview of parking revenue for the First Quarter of 2026.

**RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 Parking Lot First Quarter Report for information.*

**DISCUSSION:**

As expected, parking revenue for the first quarter of 2026 was modest. Revenue is up slightly from 2025, from \$22,987 in 2025 to \$24,991 in 2026. Net Revenue is also slightly higher than Q1 of 2025, from a surplus of \$14,120 in 2025 to a surplus of \$16,003 in 2026, as expenses were only marginally higher in Q1 of 2026 compared to Q1 of 2025.

The tables below show First Quarter Gross Revenue (Table 1), Expenses (Table 2) and Net Revenue (Table 3).

**STRATEGIC PLAN:**

This report does not impact the Board's Strategic Plan Initiative.

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Prepared by:

Erica Lee, CPA, CA  
Chief Financial Officer

Approved for submission to the Board:

Joe Lamb  
Chief Administrative Officer



Table 1 –

Parking Revenue				
Month	Revenue 2023	Revenue 2024	Revenue 2025	Revenue 2026
Jan	2,385.56	2,447.28	4,997.29	5,752.14
Feb	1,350.62	3,796.48	2,909.43	5,267.10
Mar	12,605.51	29,454.48	15,080.13	13,972.42
Apr	22,771.18	17,656.38	36,503.44	
May	108,251.90	50,017.88	44,390.95	
Jun	103,437.74	109,403.10	135,977.07	
Jul	330,546.57	347,288.91	328,187.14	
Aug	288,409.82	304,658.02	353,552.46	
Sep	64,017.22	67,623.64	49,778.18	
Oct	9,697.33	7,621.90	10,201.00	
Nov	2,752.71	2,324.33	3,439.52	
Dec	2,808.19	2,627.67	2,223.39	
<b>Total</b>	<b>949,034.35</b>	<b>944,920.07</b>	<b>987,240.00</b>	<b>24,991.66</b>

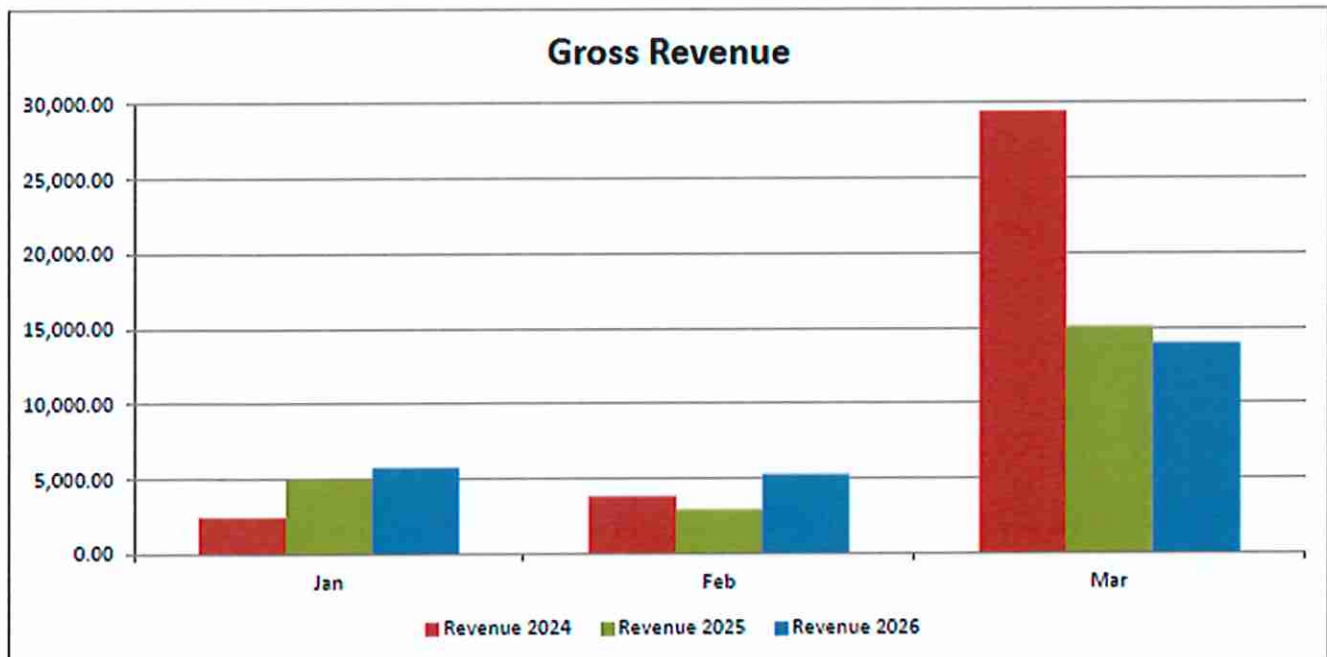


Table 2-

Parking Expenses				
Month	Expenses 2023	Expenses 2024	Expenses 2025	Expenses 2026
Jan	2,166.65	3,092.45	2,869.87	3,059.62
Feb	2,093.05	2,163.38	2,430.05	2,648.27
Mar	2,908.45	4,076.55	3,566.47	3,280.04
Apr	3,656.15	3,001.85	5,584.12	
May	9,166.20	16,761.92	5,130.48	
Jun	12,908.66	13,940.08	14,342.01	
Jul	23,892.40	23,733.96	23,371.60	
Aug	20,383.09	20,798.63	23,911.59	
Sep	10,785.88	11,010.18	5,612.78	
Oct	2,413.69	2,600.22	3,131.34	
Nov	2,007.60	2,465.38	5,155.38	
Dec	2,005.90	2,110.24	3,515.53	
<b>Total</b>	<b>94,387.72</b>	<b>105,754.84</b>	<b>98,621.22</b>	<b>8,987.93</b>

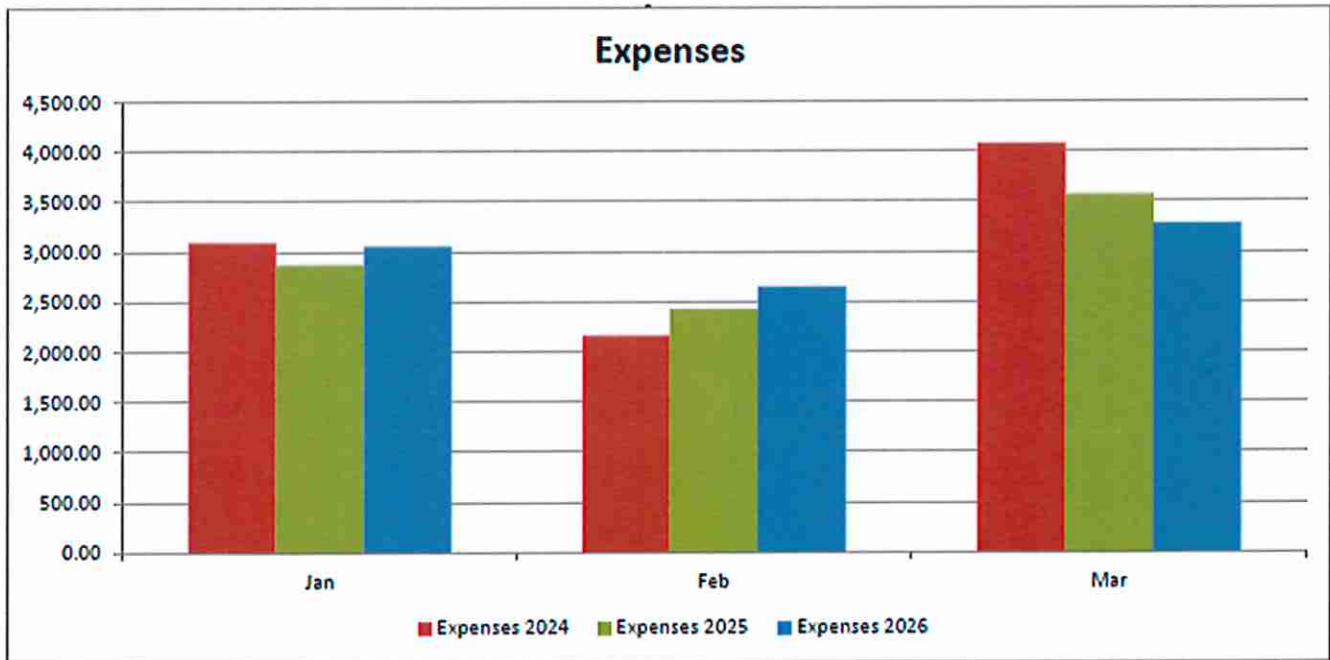
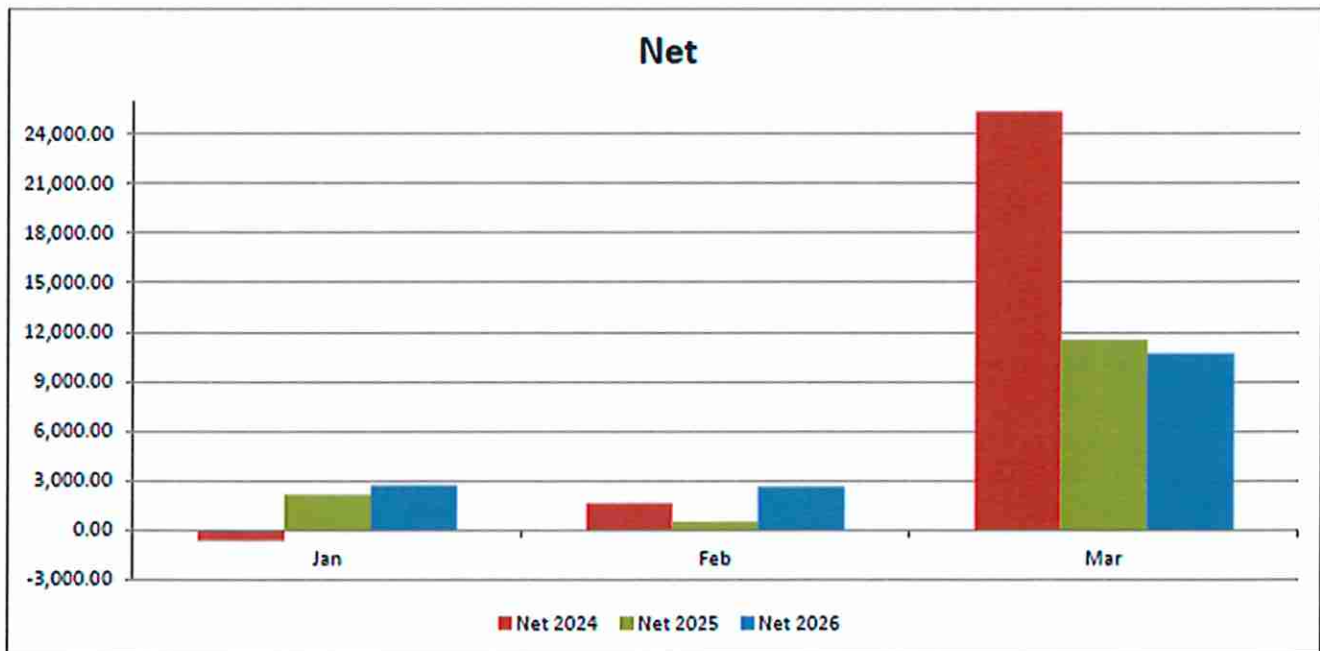


Table 3 –

Net Parking Revenue				
Month	Net 2023	Net 2024	Net 2025	Net 2026
Jan	218.91	(645.17)	2,127.42	2,692.52
Feb	(742.43)	1,633.10	479.38	2,618.83
Mar	9,697.06	25,377.93	11,513.66	10,692.38
Apr	19,115.03	14,654.53	30,919.32	-
May	99,085.70	33,255.96	39,260.47	-
Jun	90,529.08	95,463.02	121,635.06	-
Jul	306,654.17	323,554.95	304,815.54	-
Aug	268,026.73	283,859.39	329,640.87	-
Sep	53,231.34	56,613.46	44,165.40	-
Oct	7,283.64	5,021.68	7,069.66	-
Nov	745.11	(141.05)	(1,715.86)	-
Dec	802.29	517.43	(1,292.14)	-
<b>Total</b>	<b>854,646.63</b>	<b>839,165.23</b>	<b>888,618.78</b>	<b>16,003.73</b>







## REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 0550

**SUBMITTED BY:** Rachel Litchfield,  
Manager of Corporate Services / Corporate Officer

**SUBJECT:** 2026 Bylaw Compliance & Enforcement First Quarter Report

### PURPOSE:

To provide the Cultus Lake Park Board with an update on Bylaw Compliance and Enforcement throughout the Park for the first quarter of 2026 (January, February, March).

### RECOMMENDATION:

*THAT the Cultus Lake Park Board receive the Bylaw Compliance and Enforcement 2026 First Quarter Report for information.*

### DISCUSSION:

The following is a breakdown of statistics relating to Bylaw Compliance and Enforcement for the first quarter (January, February, March).

The areas that are monitored and included in this report are Public Areas, Residential Areas, Commercial Areas, Main Beach, Cabins, Community Hall and Parmenter Rd.

The layout of the statistics is updated to show the tickets and written warnings combined but to also capture the estimated number of issues per bylaw.

CLP BYLAWS	EST. # OF ISSUES
STR Parking issues	Total =0
STR Noise complaints	Total = 0
STR Garbage issues	Total = 0
Parking & Traffic Regulations Bylaw	Tickets 294 / Warnings 24 Total = 318
Management of Public Areas Bylaw	Warnings / Tickets = 3
Property Maintenance Bylaw o (Garbage, unsightly premises)	Warnings 4 Total = 4
Noise Regulation Bylaw	Warnings 2 Total = 2
Burning Conditions and Restrictions Bylaw	Warnings = 25
Canvassing, Panhandling and Busking Bylaw	Warnings = 0
Animal Control Bylaw (off leash)	Tickets & Warnings = 22
Tree and Plant Bylaw	Warnings = 3
No Smoking Bylaw	Warnings = 11

Event Bylaw	Warnings = 0
Unauthorized Signage	Warning = 6
<b>TOTAL</b>	<b>394</b>

**STRATEGIC PLAN:**

This report does impact the Cultus Lake Park Board's Strategic Plan Initiative because it is related to Bylaw Enforcement.

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Prepared by:



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Rachel Litchfield  
Manager of Corporate Services /  
Corporate Officer

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



## CULTUS LAKE PARK

### REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 0550

**SUBMITTED BY:** Todd McKay,  
Manager of Park Operations

**SUBJECT:** 2026 Public Works First Quarter Report

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#### **PURPOSE:**

To provide the Board with an update on Public Works projects completed during the First Quarter of 2026.

#### **RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 Public Works First Quarter Report for information.*

#### **DISCUSSION:**

The following list summarizes various tasks and projects completed by Public Works staff over the First Quarter of 2026.

##### Commercial Leases:

- Daily garbage pickup - 2 days labour
- Daily washroom service - 13 days labour
- Buildings/grounds/parking lot maintenance – 1.5 days labour
- Vandalism repairs - 0 days labour
- Signage repairs - .5 days labour

##### Community Hall:

- Janitorial service and rental set up - 11 days labour
- Building/grounds maintenance - 3.5 days labour

##### Foreshore:

- Wharf/weir/registered buoy/signage maintenance - 5 days labour
- Debris clean-up – 6.5 days labour
- Swim lines - 0 days labour
- Warf/swim line vandalism repairs - 0 days labour

##### Park Office:

- Building maintenance - .5 days labour
- Grounds maintenance – 1.5 days labour

### Public Areas:

- Weekly garbage pickup and cleanup/inspection of playgrounds, docks, catch basins and community notice boards – 16.5 days labour
- Daily parking lot opening - 5 days labour
- Daily washroom service - 46 days labour
- Friday litter/garbage pickup - 4 days labour
- Tree/stump removal – 1.5 days labour
- Roads/parking lots/signage/lighting maintenance – 1.5 days labour
- Main beach drainage work – 2 days labour
- Grounds/tree care/lawn care/watering maintenance debris clean-up – 70 days labour
- Float beach - .5 days labour
- Building/structure/pay station maintenance – 7.5 days labour
- Vandalism repairs – .5 days
- Special events/admin/purchasing – 2.5 day

### Public Works:

- Vehicle maintenance – 15 days labour
- Equipment maintenance – 3 days labour
- Yard/building/janitorial maintenance – 17.5 days labour
- Administration/purchasing/safety/staff meetings/1<sup>st</sup> aid courses – 57.5 days labour

### Fire Hall:

- Building/janitorial/equipment maintenance -4.5 days labour
- Administration/emergency response/inspections -20 days labour

### Residential Leases:

- Grounds/tree maintenance/debris cleanup - 1 day labour
- Roads/signs/street sweeping/snow removal/grading – 5 days labour

### Sunnyside Campground:

- Sewer repairs/maintenance – 32.5 days labour
- Janitorial - .5 days labour
- Roads/parking – 3 days labour
- Building/vandalism maintenance – 33 days labour
- Water system startup/line replacement/repairs - 10 days labour
- Lawn/tree maintenance – 23 days labour
- Site maintenance/debris clean-up/surfacing/vandalism – 115 days labour
- Additional maintenance work orders – 15 days labour
- Vandalism repairs - 0-day labour
- Capital projects/admin/purchasing -5.5 days labour

### Visitor Services/Cabins/Bylaw:

- Cabin work orders/building maintenance – 10.5 days labour
- By-weekly garbage pickup - 4.5 days labour
- Janitorial service - 3 days labour
- Lawn care – 5 days labour

### Special Events: CEAC/Environmental Committee:

- Christmas lights – 15 days labour
- Main beach garden/tree planting – 0 days labour
- FL 25 November flood clean-up – 34 days labour

**STRATEGIC PLAN:**

This report does not impact on the Board's Strategic Plan Initiative.

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Prepared by:



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Todd McKay  
Manager of Park Operations

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer





CULTUS LAKE PARK

**REPORT/RECOMMENDATION TO BOARD**

**DATE:** May 20, 2026 **FILE:** 0550  
**SUBMITTED BY:** Carly Volk  
Manager of Sunnyside Campground and Accommodations  
**SUBJECT:** 2026 Campground and Cabins First Quarter Report

---

**PURPOSE:**

To provide the Board with an update on the Campground and Cabins operation for the First Quarter of 2026.

**RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the Campground and Cabins First Quarter report for information.*

**DISCUSSION:**

This report provides information to the Board about activities in Sunnyside Campground and Cultus Lake Cabins for the first quarter of 2026.

Sunnyside Campground

Reservation volume increased significantly following the start of the new year. During this time staff processed both the seasonal non-refundable prepayment and the final seasonal payment which was due March 9, 2026. A total of 42 seasonal sites were turned over this year. Reasons for giving up sites included retirement, purchase of vacation property, change in family dynamics, cost, and moving.

Staff hosted a Seasonal Site Distribution meeting at the Sunnyside Recreation Hall on February 21, 2026. This event was well attended resulting in 22 sites being secured for the 2026 season. The remaining 20 sites were filled before the seasonal move-in date of April 12, 2026. A total of 234 people on the waitlist were contacted to fill all sites. The seasonal waitlist has been updated and a total of 439 remain on the waitlist.

The staff recall process began in February for Gatehouse, Site Maintenance, Custodial, and Store staff. A total of 16 staff members have returned for the 2026 season.

Several capital projects have been completed including site renumbering, washroom 2 and 9 refresh renovations, installation of the new generator for the Sunnyside Store, renovation and expansion of

the compound room, construction of new accessible campsite in full hook up section, and construction of the new charging station behind the recreation hall.

Frontline Security has been contracted to provide security and bylaw services at Sunnyside Campground for the 2026 season commencing on April 2, 2026.

Cabins

During the first quarter of 2026 the Cabin revenue increased by \$6,438.00 compared to the same time period of 2025. This increase can be attributed to the filming of Blood Moon which took place in late March.

Reservations for the summer season indicate a busy summer season with all regular and long weekends fully booked.

**STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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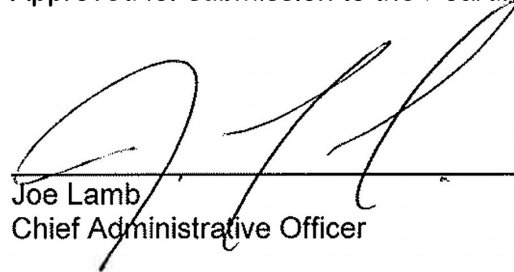
Prepared by:



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Carly Volk  
Manager of Sunnyside Campground  
& Accommodation

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



## CULTUS LAKE PARK

### REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 0550  
**SUBMITTED BY:** Warren Mazuren  
Fire Chief  
**SUBJECT:** 2026 Fire Department First Quarter Report

---

#### **PURPOSE:**

To provide the Board with information on the activities of the Cultus Lake Volunteer Fire Department for the months of January, February, March of 2026.

#### **RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 Fire Department First Quarter report for information.*

#### **BACKGROUND:**

The First Quarter of 2026 was about average in call volume compared to the five-year historical average.

There were 10 callouts in January, 6 callouts in February, and 17 callouts in March of 2026. For a total of 33 calls in the first quarter.

In 2025 there were 38 callouts in the first quarter  
In 2024 there were 39 callouts in the first quarter  
In 2023 there were 36 callouts in the first quarter.  
In 2022 there were 26 callouts in the first quarter.  
In 2021 there were 33 callouts in the first quarter.

Historical call volume for the first quarter is 34 callouts or approximately 11 per month.

In 2026, 17 calls were in the FVRD Electoral H, 14 calls were in Cultus Lake Park, 2 calls were in the Soowahlie First Nation.

In 2025, 21 calls were in the FVRD Electoral H, 9 calls were in Cultus Lake Park, and 8 calls were in the Soowahlie First Nation.

There were no fires of note in the first quarter of 2026.

Members of the CLVFD completed the ICS 100 course.

5 Members attended "Leadership on the Front Line" at Chilliwack River Valley.

4 members attended the FPP-WFF 100 (wildland course) at Chilliwack River Valley.

CLVFD welcomed 3 new members to the team in January 2026.

The CLVFD continued with maintenance training as required by the BC Firefighters minimum training standards.

Members continued with online training through Vector Solutions as well as practical training on Thursday nights.

Annual MVI inspections were completed for the department vehicles.

**With the dry spring please consider Fire Smarting in and around your home.  
Info can be found at <https://firesmartcanada.ca/>**

**STRATEGIC PLAN:**

This report does not impact the Board's Strategic Plan Initiative.

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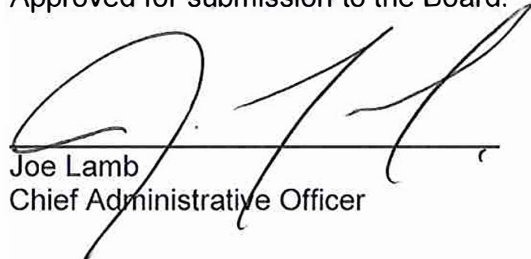
Prepared by:



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Warren Mazuren  
Fire Chief

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



CULTUS LAKE PARK

**REPORT / RECOMMENDATION TO BOARD**

**DATE:** May 20, 2026 **FILE:** 0870  
**SUBMITTED BY:** Katrina Craig,  
Bylaw and Compliance Administrator  
**SUBJECT:** Lease Assignments First Quarter 2026

---

**PURPOSE:**

To provide the Board with an update on the residential lease assignments and lease administration activity that occurred during the first quarter of 2026 (January, March and April).

**RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 Lease Assignments First Quarter report for information.*

**DISCUSSION:**

During the first quarter of 2026, the Park processed the following: two (2) family assignments and one (1) residential assignments: lease transfers totaling three (3) for the quarter; and

Twenty requests for title searches for various reasons, such as: building permits, listings of houses for sale, and personal banking or purchases; and

Six (6) mortgage refinances/filing mortgages; and four (4) mortgage discharges.

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**DATE OF ASSIGNMENT:** JANUARY 19, 2026  
**PROPERTY:** 34W LAKESHORE DRIVE, CULTUS LAKE BC V2R 4Z9  
**SALE PRICE:** N/A – FAMILY TRANSFER

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**DATE OF ASSIGNMENT:** FEBRUARY 12, 2026  
**PROPERTY:** 183 FIRST AVENUE, CULTUS LAKE BC V2R 4Z4  
**SALE PRICE:** \$1,100,000

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DATE OF ASSIGNMENT: **MARCH 25, 2026**

PROPERTY: **2 LAKESHORE DRIVE, CULTUS LAKE BC V2R 4Z9**

SALE PRICE: **N/A – FAMILY TRANSFER**

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**STRATEGIC PLAN:**

This report does not impact on the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:



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Katrina Craig  
Bylaw and Compliance  
Administrator

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer







CULTUS LAKE PARK

**REPORT/RECOMMENDATION TO BOARD**

**DATE:** May 20, 2026 **FILE:** 8100

**SUBMITTED BY:** Carmen Baker,  
Administrative Assistant, Communications & Events Coordinator

**SUBJECT:** 2026 Parking Fee Waivers First Quarter Report

**PURPOSE:**

To provide the Board with information on the Parking Fee Waivers related to Events hosted in Cultus Lake Park for the First Quarter of 2026 (January, February, March).

**RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the 2026 Parking Fee Waivers First Quarter report for information.*

**DISCUSSION:**

The approved parking fee waivers for the first quarter of 2026 are outlined in the chart below.

Event Date and Time	Event Name	Event Host	Parking Lot Approved for Waivers	Total Vehicle Waivers Requested
March 4, 2026 10:30 am – 1:30 pm	RCMP Polar Plunge	RCMP for Special Olympics of BC	Lot B	30 vehicles \$465.00
<b>Q1 TOTAL</b>				<b>\$465.00</b>

**STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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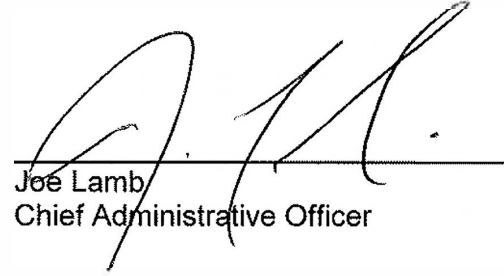
Prepared by:



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Carmen Baker  
Administrative Assistant, Communications &  
Events Coordinator

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE: May 20, 2026 FILE: 8100
SUBMITTED BY: Carmen Baker, Administrative Assistant, Communications & Events Coordinator
SUBJECT: Abbotsford Christian Middle School Grade 6 Field Trip Event

PURPOSE:

The purpose of this report is to provide the Board with information pertaining to the Abbotsford Christian Middle School Grade 6 End of Year Celebration Event on Tuesday June 16, 2026, from 9:00 am to 2:00 pm at Main Beach.

RECOMMENDATION:

THAT the Cultus Lake Park Board receive the Abbotsford Christian Middle School Grade 6 Field Trip Event report for information.

DISCUSSION:

The Abbotsford Christian Middle School (ACMS) Grade 6 End of Year Celebration Event will take place on Tuesday, June 16, 2026, from 9:00 am to 2:00 pm and organizers have requested to host the event at Main Beach. The event will host approximately 130 guests. The event organizer will have three (3) lifeguards on site to support the event, and guests will bring packed lunches.

Parking Revenue:

Table with 2 columns: Description and Amount. Includes Lot B (5 vehicles for 5 hours at \$5.40/hour) and Lot D (3 School Buses at \$24.00 per bus).

The event organizer will be required to provide Comprehensive General Liability Insurance for not less than \$5,000,000, naming Cultus Lake Park as an Additional Insured, and pay the following fees:

- Non-Refundable Application Fee: \$120 (received)
Rental Fee for 101 – 200 People: \$300 (received)
Refundable Security Deposit: \$1000
Total Event Fees: \$1420

STRATEGIC PLAN:

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:

*C Baker*

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Carmen Baker  
Administrative Assistant,  
Communications & Events Coordinator

Approved for submission to the Board:

*J. Lamb*

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Joe Lamb  
Chief Administrative Officer



CULTUS LAKE PARK

**REPORT/RECOMMENDATION TO BOARD**

**DATE:** May 20, 2026 **FILE:** 8100  
**SUBMITTED BY:** Carmen Baker,  
Administrative Assistant, Communications & Events Coordinator  
**SUBJECT:** Cultus Lake Memorial Church Event

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**PURPOSE:**

The purpose of the report is to provide the Board with information pertaining to the Cultus Lake Memorial Church Event on Sunday, July 19, 2026, from 9:00 am to 3:00 pm at Main Beach.

**RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the Cultus Lake Memorial Church Event report for information.*

**DISCUSSION:**

The Cultus Lake Memorial Church Event will take place on Sunday, July 19, 2026, from 9:00 am to 3:00 pm, on Main Beach in and around and including Gazebo C and the foreshore. The event will include approximately 100 invited members of their congregation plus five (5) staff members from the Church. The event organizer will host a short service that will include two songs accompanied by acoustic guitar, but without the use of a public address system, followed by several congregation member's participation in a Baptism Ceremony in the lake at the northwest area of Main Beach.

The event organizer will be required to provide Comprehensive General Liability Insurance for not less than \$5,000,000, naming Cultus Lake Park as an Additional Insured, pay the Non-Refundable Application Fee of \$120, the Rental Fee of \$120, the Gazebo Rental Fee of \$180, and process the Refundable Security Deposit of \$1000. The event organizer has not requested any parking fee waivers nor any additional requests from the park.

**STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:

Carmen Baker  
Administrative Assistant,  
Communications & Events Coordinator

Approved for submission to the Board:

  
Joe Lamb  
Chief Administrative Officer





## CULTUS LAKE PARK

### REPORT/RECOMMENDATION TO BOARD

**DATE:** May 20, 2026 **FILE:** 0550

**SUBMITTED BY:** Rachel Litchfield  
Manager of Corporate Services / Corporate Officer

**SUBJECT:** Release of Closed Meeting Resolutions

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#### **PURPOSE:**

The purpose of the report is to provide a Closed Meeting Resolutions and information to share with the public at an open meeting.

#### **RECOMMENDATION:**

*THAT the Cultus Lake Park Board receive the Release of Closed Meeting Resolutions report regarding the approval of the new liquor store and change of use for units 6 & 7 in the Cultus Lake Plaza.*

#### **IC 5215 - 26**

THAT the Cultus Lake Park Board approve the transfer of the commercial business site leases of the Huis Shaved Ice and Maar's Burger Bar to the Springs Group.

#### **IC 5216 - 26**

THAT the Cultus Lake Park Board approve the change of use from food service to a retail liquor store, conditional on receiving all regulatory approvals.

#### **DISCUSSION:**

At the March 25, 2026, Closed Board meeting the Board reviewed a business proposal from Springs Group for the operation of a full-service, year-round liquor store to be in the plaza shopping center.

The store is to be positioned as a convenience-oriented community retail outlet designed to serve both residents and visitors providing a professionally curated selection.

They are hoping to provide community benefits and strengthen the commercial business space, increase year-round viability, support local employment and enhance the service levels for residents and visitors.

#### **STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:



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Rachel Litchfield  
Manager of Corporate Services /  
Corporate Officer

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE: May 20, 2026 FILE: 8100
SUBMITTED BY: Carmen Baker, Administrative Assistant, Communications & Events Coordinator
SUBJECT: School District No. 33 Farewell BBQ for International Students Event

PURPOSE:

The purpose of this report is to provide the Board with information pertaining to the School District No. 33 Farewell BBQ for International Students Event on Thursday, June 11, 2026, from 4:00 pm to 7:00 pm at Main Beach and Gazebo A.

RECOMMENDATION:

THAT the Cultus Lake Park Board approve the School District No. 33 Farewell BBQ for International Students Event at Main Beach and Gazebo A on Thursday, June 11, 2026, from 4:00 pm to 7:00 pm;

THAT the Cultus Lake Park Board waive parking fees for up to four (4) staff and volunteer vehicles in Parking Lot B Thursday, June 11, 2026 from 4:00 pm to 7:00 pm; and

THAT the Cultus Lake Park Board approve a Food Vendor at Main Beach near Gazebo A on Wednesday, June 11, 2026, from 4:00 pm to 7:00 pm for private use only for guests of the event.

DISCUSSION:

The School District No. 33 Farewell BBQ for International Students Event will take place on Thursday, June 11, 2026, from 4:00 pm to 7:00 pm, at Main Beach and in and around Gazebo A on the sand for approximately 150 guests plus 11 staff members. The host will have 3 school buses coming in to drop and pick up the students.

The event organizer has requested permission to use a Food Vendor for the private use of guests only during the event. Staff spoke with Main Beach Boat Rentals Concession and determined that Main Beach Boat Rentals Concession will be open during the event. The event organizers will be only offering the food truck to the students and staff of the event.

Below is the potential revenue if the parking fees were not permitted to be waived for the four (4) event staff vehicles on Thursday, June 11, 2026, from 4:00 pm to 7:00 pm:

Potential Parking Revenue:

Table with 2 columns: Description and Amount. Rows include: 4 vehicles for 3 hours at \$5.40/hour (\$ 64.80), Plus \$2 infrastructure fee per transaction (\$ 8.00), Total fees requesting to be waived: (\$ 72.80)

The event organizer will be required to provide Comprehensive General Liability Insurance for no less than \$5,000,000, naming Cultus Lake Park as an Additional Insured, and pay the following fees:

Additional Fees Required:

Non-Refundable Application Fee:	\$120 (received)
Rental Fee for 101 – 200 People:	\$300
Gazebo Rental Fee:	\$108
Food Vendor Fee:	\$120
Refundable Security Deposit:	<u>\$1000</u>
<b>Total Event Fees:</b>	<b>\$1648</b>

**STRATEGIC PLAN:**

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

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Prepared by:



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Carmen Baker  
Administrative Assistant,  
Communications & Events Coordinator

Approved for submission to the Board:



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Joe Lamb  
Chief Administrative Officer



## EVENT APPLICATION

4165 Columbia Valley Highway

Cultus Lake BC V2R 5B5

604.858.3334

reception@cultuslake.bc.ca

**ALL APPLICATIONS MUST BE COMPLETED AND SUBMITTED 90 DAYS PRIOR TO THE PROPOSED EVENT.**

### APPLICANT INFORMATION

**Applicant Name(s):** Paul Bernard

1. Paul Bernard

2.

**Type of Organization:**  Not-for-Profit  Registered Charity  Indigenous Organization  Other

**Name of Organization:** Chilliwack School District - International Student Program

**Mailing Address:**

**Telephone Number:**

1.

2.

**Mobile Number:**

1.

2.

**Email Address:**

1. [REDACTED]

2.

**EVENT INFORMATION** Mark with 'X' to request approved Event to be posted on Cultus Lake Park website

**Type of Event:**  Public Area Event  Block Party Event  Community Event  
 Residential Lease Lot Event  Commercial Lease Lot Event

**Date(s):**

June 11th, 2026

**Name of Event:**

ISP Farewell BBQ

**Location(s) of Event:**

Main Beach, Gazebo A

**Hours of Event:**

4:00pm to 7:00pm

Private Event  Free Public Event  Ticketed Public Event

### EVENT DESCRIPTION

Farewell BBQ for our international students before they return home.

### ESTIMATED ATTENDANCE

**Participants:** 120 - 150

**Spectators:** 0

**Staff/Volunteers:** 11

<b>FIRST AID ON SITE</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<i>May be required depending on the scope of the Event. Certification verification may also be required.</i>			
<b>SPECIAL REQUESTS</b>			
<i>Any waiver, exemption or allowance not outlined in the current Cultus Lake Park Bylaws and all amendments, Administrative Policies, that requires consideration by the Board, and are subject to additional fees.</i>			
<b>FOOD VENDOR</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Type of Food Vendor(s). Provide Business Name if Applicable, Use a Separate Sheet if Needed:			
Groovin' Grill Food Truck			
Total Vendors:		<input checked="" type="checkbox"/> Serving Staff/Volunteers/Participants Only	<input type="checkbox"/> Serving the Public
<b>LIQUOR SERVICE OR BEVERAGE GARDEN</b>		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Total Occupancy:		<input type="checkbox"/> Serving at No Cost	<input type="checkbox"/> Serving at a Cost
Location of Liquor Servicer or Beverage Garden. Please Attach a Map if in Public Area:			
Fencing Details for Beverage Garden, if Applicable, Include Height, Type, # of entrances and Emergency Exits:			
Hours of Operation of Liquor Service or Beverage Garden:			
Security Company Name:		Lead Officer Contact Name:	
Phone:		Email:	
<b>HIGHWAY CLOSURE</b>			
<i>Highway has the same meaning as in the Motor Vehicle Act (British Columbia)</i>			
<input type="checkbox"/> Partial Highway Closure(s)	<input type="checkbox"/> Full Highway Closure(s)	<input checked="" type="checkbox"/> No Closure	
Hours of Road Use:			
Location of Road Closure. Please Attach a Map and Include Route Information, if Applicable:			
Duration of Delays, if Applicable:			
Duration of Closure, if Applicable:			
<b>ADDITIONAL REQUESTS</b>			
<i>Please note the following additional requests are subject to approval by the CAO or Designate prior to Event.</i>			
AMPLIFIED SOUND / MUSIC:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LOCATION OF USE:		HOURS OF USE:	
Additional Comments:			
GENERATOR:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LOCATION OF USE:		HOURS OF USE: 4:00pm to 6:00pm	
		BEING USED FOR: Food preparation.	

**ADDITIONAL REQUESTS:** The following additional requests may be subject to additional fees and/or approval from the CAO or Designate. Check all that apply.

Washrooms Open Early	<input type="checkbox"/>	Time:
Washrooms Closed Late	<input type="checkbox"/>	Time:
Parking Lot Gates Open Early	<input type="checkbox"/>	Time:
Parking Lot Gates Closed Late	<input type="checkbox"/>	Time:
Additional Portable Washrooms	<input type="checkbox"/>	Quantity:
Garbage Bin Rental	<input checked="" type="checkbox"/>	Quantity: 4 bins
Swim Line Installation / Removal	<input type="checkbox"/>	
Community Hall	<input type="checkbox"/>	Dates:
Gazebo(s)	<input type="checkbox"/>	Dates: June 11th, 2026
<input checked="" type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C
Tent Rental		
10 x 10	<input type="checkbox"/>	Quantity: (Up to four (4), subject to availability)
20 x 20	<input type="checkbox"/>	Quantity: (Up to two (2), subject to availability)
Table Rentals (3' x 8')	<input type="checkbox"/>	Quantity:
Filming	<input type="checkbox"/>	

**Staff to determine if any of the following is applicable:**

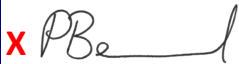

- Use of Additional Areas
- Additional Park Staff Services
- Parking Arrangements
- Clean Up Fees
- Temporary Private Land Use Designation Change
- Noise Exemption (Quiet hours are between 11:00 pm and 7:00 am)

**ADDITIONAL COMMENTS:**

By signing below, I acknowledge that I have read and understand the Cultus Lake Park Event Bylaw No. 1255, 2025, and that the information provided is accurate. I accept all liability and responsibility for organizing and hosting an Event within Cultus Lake Park. I understand that it is my responsibility to provide the Park office with the following no less than five (5) days prior to the Event date:

- i. Comprehensive General Liability Insurance policy of not less than \$5,000,000 naming "Cultus Lake Park" as an Additional Insured (located at 4165 Columbia Valley Hwy, Cultus Lake, BC V2R 5B5);
- ii. Payment of all Event Fees and Refundable Security Deposit; and
- iii. A copy of any and all other required permits or certificates, as required.

I also acknowledge that I am responsible for any and all costs for clean up, or repairs, of the Park property and infrastructure resulting from this Event per Section 5.1 (a) through (d), of the Event Bylaw No. 1255, 2025.

<b>Applicant Signature:</b> 	<b>Date:</b> 07/04/26
<b>Applicant Signature:</b> 	<b>Date:</b>

**REQUIREMENTS CHECKLIST (OFFICE USE):**

<input type="checkbox"/> Event Application Complete
<input type="checkbox"/> Event Application Fee Received. Receipt #
<input type="checkbox"/> Map of Event Submitted
<input type="checkbox"/> Security Plan Submitted
<input type="checkbox"/> Report to Board Submitted
<input type="checkbox"/> Approved: YES / NO                      By:    Date:
<input type="checkbox"/> Approval Letter Sent
<input type="checkbox"/> Site Visit Scheduled                      Date:    Completed On:
<input type="checkbox"/> Insurance Received
<input type="checkbox"/> Event Fees Received                      Receipt #:
<input type="checkbox"/> Fraser Health Certificate Submitted
<input type="checkbox"/> First Aid Certificate Submitted
<input type="checkbox"/> BCLCLSEP and SIR Certificates Received
<input type="checkbox"/> Security Deposit Received On:    By: Cheque / Credit Card
<input type="checkbox"/> Public Works Site Inspection Complete
<input type="checkbox"/> Closing Letter Sent
<input type="checkbox"/> Security Deposit Reimbursed / Released On:    By: Cheque / Credit Card

Additional Requests or Comments:

