



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

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 15TH day of APRIL, 2026

READ A SECOND TIME this 15TH day of APRIL, 2026

READ A THIRD TIME this 15TH day of APRIL, 2026

ADOPTED this 20TH day of MAY, 2026

Kirk Dzaman, Chair
Cultus Lake Park Board

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"



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
REVENUES														
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
TOTAL REVENUES	\$ 8,527,724	\$ 8,883,857	\$ 4,696,140	\$ 917,485	\$ 1,110,642	\$ 11,950	\$ 233,800	\$ 1,186,300	\$ 131,950	\$ 319,330	\$ -	\$ 195,000	\$ 42,500	\$ 38,760
EXPENDITURES														
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	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	\$ 3,137,108	\$ 3,501,255	\$ 1,357,590	\$ 105,090	\$ 155,135	\$ 27,790	\$ 97,830	\$ 364,750	\$ 62,850	\$ 149,410	\$ 225,460	\$ 513,970	\$ 402,700	\$ 38,680
<i>WAGES & 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	-
TOTAL PAYROLL	\$ 3,632,800	\$ 3,754,890	\$ 715,110	\$ -	\$ -	\$ -	\$ 82,960	\$ -	\$ -	\$ 86,810	\$ 1,537,170	\$ 313,890	\$ 1,018,950	\$ -
TOTAL OPERATING EXPENSES	\$ 6,769,908	\$ 7,256,145	\$ 2,072,700	\$ 105,090	\$ 155,135	\$ 27,790	\$ 180,790	\$ 364,750	\$ 62,850	\$ 236,220	\$ 1,762,630	\$ 827,860	\$ 1,421,650	\$ 38,680
<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)	-
TOTAL EXPENDITURES	\$ 11,782,447	\$ 10,253,622	\$ 4,252,144	\$ 785,713	\$ 1,224,560	\$ 90,580	\$ 291,037	\$ 2,098,888	\$ 799,170	\$ 343,630	\$ 59,520	\$ 197,500	\$ 72,120	\$ 38,760
SURPLUS/(DEFICIT)	(3,254,723)	(1,369,765)	443,996	131,772	(113,918)	(78,630)	(57,237)	(912,588)	(667,220)	(24,300)	(59,520)	(2,500)	(29,620)	-
<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	-
UNAPPROPRIATED SURPLUS	\$ 13,918	\$ 9,515	\$ 1,072,596	\$ 232,392	\$ (78,918)	\$ (78,010)	\$ (33,237)	\$ (658,388)	\$ (446,920)	\$ -	\$ -	\$ -	\$ -	\$ -

CULTUS LAKE PARK
2026 - 2030 FINANCIAL PLAN

Schedule "B"

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

	TOTAL 2026 BUDGET	TOTAL 2027 BUDGET	TOTAL 2028 BUDGET	TOTAL 2029 BUDGET	TOTAL 2030 BUDGET
REVENUES					
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
TOTAL REVENUES	\$ 8,883,857	\$ 9,121,164	\$ 9,360,819	\$ 9,582,809	\$ 10,055,259
EXPENDITURES					
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"

	TOTAL 2026 BUDGET	TOTAL 2027 BUDGET	TOTAL 2028 BUDGET	TOTAL 2029 BUDGET	TOTAL 2030 BUDGET
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
SUBTOTAL	\$ 3,501,255	\$ 3,615,410	\$ 3,706,760	\$ 3,827,445	\$ 3,964,030
<i>WAGES & 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
TOTAL PAYROLL	\$ 3,754,890	\$ 3,860,970	\$ 3,970,370	\$ 4,082,140	\$ 4,197,190
TOTAL OPERATING EXPENSES	\$ 7,256,145	\$ 7,476,380	\$ 7,677,130	\$ 7,909,585	\$ 8,161,220
<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	-	-	-	-	-
TOTAL EXPENDITURES	\$ 10,253,622	\$ 9,880,967	\$ 10,109,827	\$ 10,594,342	\$ 11,297,767
<i>SURPLUS/(DEFICIT)</i>	(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)
UNAPPROPRIATED SURPLUS	\$ 9,515	\$ 9,917	\$ 20,272	\$ 4,767	\$ 10,982