



# Memo

**TO:** Chief Administrative Officer

**FROM:** Director of Finance

**DATE:** September 4, 2025

**SUBJECT:** Financial Report for the Period Ending August 31, 2025

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The statements of revenues and expenditures for the general, sewer and water funds are attached for your review and input.

## Point of Note

- All property owners with delinquent tax balances were sent notification letters regarding the upcoming tax sale. Since the notices were issued, twelve of the twenty-one delinquent accounts have been paid in full.
- The tax sale is scheduled for Monday, September 29, at 10:00 a.m. in the Council Chambers, located at 39 South Shore Road. A list of properties included in the tax sale will be advertised in the local newspaper and posted on the Town's website.
- One property was sold in last year's tax sale and was subsequently redeemed by the property owner within the one-year redemption period.
- Town office staff have observed that many property owners have not yet claimed their Homeowner Grant with the Province this year. A friendly reminder, if you are eligible—that is, you are listed on the title and occupy the home as your principal residence—you must claim the grant each year.
- The proposed rates for the 2026 season at Lakeview Park Campground are outlined below and are presented for discussion purposes:

	2025 Rates	Proposed 2026 Rates
Powered site	\$54	\$56
Non-powered site	40	42
Tent site	32	31
Cancellation fee	22	22
Moorage	21	21

Ronnie Gill, CPA  
Director of Finance

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025

	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 %
<b>REVENUES</b>						
Taxes	2,544,414	2,668,750	2,666,508	2,937,380	2,937,028	100%
Grants-In-Lieu	61,432	59,440	57,632	62,000	61,698	100%
Penalties and Interest on Taxes	92,384	60,000	92,804	60,000	89,961	150%
Business Licences	24,365	22,000	23,340	22,000	25,035	114%
Building and Other Permits	95,938	48,200	98,536	50,100	86,625	173%
Storm Drain Connection Fees	745	-	1,800	-	1,575	-
Dog Tags and Fines	2,920	2,700	3,695	2,700	3,210	119%
Interest on Investments	737,962	200,000	850,343	200,000	20,141	10%
Fire Service to CVRD	349,957	423,278	423,278	461,000	-	0%
Garbage Revenues	459,669	470,000	481,278	483,000	481,937	100%
Lakeview Revenues	246,495	248,000	257,203	250,000	254,745	102%
Sale of Assets	7,500	-	-	-	-	-
Public Works Revenues	8,316	-	6,550	-	-	-
Fire Department Revenues	4,714	-	2,730	-	2,871	-
BC Wildfire - Recoveries	220,472	-	-	-	-	-
Other Revenue	54,811	38,600	26,472	38,600	24,577	64%
Ambulance Building Lease	48,125	50,000	49,114	50,000	34,171	68%
Public Health Lease	16,684	16,800	16,684	16,800	12,513	74%
Clec Revenues	445,993	430,000	485,238	449,000	408,809	91%
Unconditional Transfers	489,845	685,525	723,970	481,900	475,922	99%
Conditional Transfers	1,836,711	559,583	351,488	515,000	35,040	7%
Firesmart Community Grant	277,146	-	319,026	125,000	-	0%
Grants - Visitor Centre	20,000	20,000	23,750	23,000	15,000	65%
Transfers From Reserve Funds	87,127	250,000	-	365,000	-	0%
Transfers From Building Reserve	-	-	-	-	-	-
Transfer From Fire Dept Reserves	-	-	-	260,000	-	0%
Transfer From Statutory Reserves	-	-	-	-	-	-
Transfer from Parks Dedication Reserve	-	-	-	-	-	-
Prior year Surplus	-	907,712	-	-	-	-
Police Tax Levy	252,718	300,000	256,707	270,000	263,546	98%
Library Levy	180,068	218,416	218,416	225,572	225,623	100%
Collections For Other Govts.	3,607,157	3,707,300	3,801,554	4,144,858	4,126,606	100%
	<b>12,173,667</b>	<b>11,386,304</b>	<b>11,238,115</b>	<b>11,492,910</b>	<b>9,586,634</b>	<b>99%</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025

EXPENDITURES	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 %
General Government Services	765,514	724,000	715,942	1,060,000	521,936	49%
Fire Department	710,036	621,800	568,020	677,500	309,179	46%
Bylaw Enforcement & Other	62,924	70,000	67,194	93,000	55,830	60%
Public Works Administration	104,998	58,000	114,175	79,000	(63,276)	-80%
Public Works Roads	411,157	445,000	328,614	445,000	209,091	47%
Public Works - Equipment & Other	(261,217)	-	(244,554)	-	(121,147)	-
Garbage Expenses	507,941	540,000	521,102	607,000	431,254	71%
Planning, Health & Other	227,000	126,500	238,396	417,500	157,276	38%
Visitor Information Centre	45,070	49,000	42,185	55,000	42,134	77%
Parks	334,925	309,000	306,028	309,000	214,703	69%
CLEC Expense	438,109	463,000	476,799	479,000	351,081	73%
Lakeview Park	225,593	243,800	227,630	245,000	232,550	95%
Lakeview Road	386	5,000	5,568	5,000	2,126	43%
Capital	2,065,325	3,174,488	1,226,420	3,199,000	716,865	22%
Debt Charges - Interest	7,095	6,000	8,624	6,000	5,687	95%
Debt Payments - Fire	137,244	34,000	33,615	-	-	-
Amortization	761,916	-	887,953	-	-	-
Transfers To Reserve Funds	80,745	291,000	202,307	326,000	-	0%
Transfer Equip. Recovery to Reserve	261,217	-	244,554	-	-	-
Transfer To Surplus	-	-	-	-	-	-
Police Force	252,718	300,000	256,707	270,000	230,570	85%
Transfer To Library	180,068	218,416	218,416	225,572	169,179	75%
Transfers To Other Governments	3,607,157	3,707,300	3,801,554	4,144,858	3,995,842	96%
	<b>10,925,921</b>	<b>11,386,304</b>	<b>10,247,249</b>	<b>12,643,430</b>	<b>7,460,879</b>	<b>90%</b>
Surplus(Deficit)	<b>1,247,746</b>	<b>-</b>	<b>990,867</b>	<b>(1,150,520)</b>	<b>2,125,754</b>	

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of General Government Expenses

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>General Government Services</b>						
Mayor and Council Indemnities	89,402	100,000	95,187	101,000	65,396	65%
Mayor and Council Expenses	33,785	37,000	29,456	37,000	25,928	70%
Mildred Child Annex	4,392	-	-	-	-	-
Municipal Hall	36,215	27,000	59,853	27,000	15,065	56%
Office Wages	489,493	495,000	507,333	780,000	691,336	89%
Office Expenses	93,620	92,000	65,137	145,000	135,727	94%
Data Processing	37,243	37,000	41,806	42,000	32,269	77%
Legal Expense	56,118	40,000	20,661	40,000	9,656	24%
Audit	25,725	30,000	27,329	31,000	7,613	25%
Elections	-	4,000	-	4,000	-	0%
Insurance	145,327	170,000	159,527	180,000	157,909	88%
Grants-in-aid	2,700	4,000	3,500	5,000	2,600	52%
Ohtaki expense	3,932	5,000	-	5,000	3,070	61%
Payroll Benefits Clearing	30,562	-	23,153	-	(287,632)	-
Insurance and administration recovery	(283,000)	(317,000)	(317,000)	(337,000)	(337,000)	100%
	<b>765,514</b>	<b>724,000</b>	<b>715,942</b>	<b>1,060,000</b>	<b>521,936</b>	<b>49%</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Protective Services Expenses

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Fire Department</b>						
Firefighters indemnities	133,688	125,000	129,951	135,000	62,513	46%
Other Wage Costs	139,049	115,000	155,356	121,500	94,499	78%
Officer Duty	-	-	-	18,000	9,800	54%
Town Administration	16,000	16,000	16,000	16,000	16,000	100%
Fire Hall Operations and Maint.	81,853	83,000	67,554	87,000	52,989	61%
Miscellaneous Operations	69,143	77,800	61,841	82,000	20,549	25%
Training	38,320	40,000	24,778	45,000	14,674	33%
Fire Vehicles & Equipment	151,339	145,000	112,540	153,000	38,155	25%
	<u>629,392</u>	<u>601,800</u>	<u>568,020</u>	<u>657,500</u>	<u>309,179</u>	<u>47%</u>
BC Wildfire Costs	80,643	-	-	-	-	-
Community Wildfire Protection Plan	0	20,000	-	20,000	-	0%
	<u>80,644</u>	<u>20,000</u>	<u>-</u>	<u>20,000</u>	<u>-</u>	<u>0%</u>
						-
<b>Total Fire Department</b>	<b>710,036</b>	<b>621,800</b>	<b>568,020</b>	<b>677,500</b>	<b>309,179</b>	<b>46%</b>
<b>Bylaw Enforcement &amp; Other</b>						
Bylaw Enforcement/Animal Control	22,538	25,000	20,232	25,000	5,296	21%
Building Inspection	40,386	45,000	46,962	68,000	50,534	74%
	<u>62,924</u>	<u>70,000</u>	<u>67,194</u>	<u>93,000</u>	<u>55,830</u>	<u>60%</u>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Public Works Expenses

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>PW Administration</b>						
Shop and Yard	73,875	70,000	127,483	100,000	64,114	64%
PW Admin Wages	256,760	260,000	267,215	275,000	182,028	66%
PW Firecalls		-	340	-	968	-
PW Admin Other	4,515	6,000	8,364	6,000	4,939	82%
Safety and Training	17,848	25,000	13,773	25,000	11,675	47%
Office Administration Charge	17,000	18,000	18,000	20,000	20,000	100%
Recovery from Utilities	(265,000)	(321,000)	(321,000)	(347,000)	(347,000)	100%
	<b>104,998</b>	<b>58,000</b>	<b>114,175</b>	<b>79,000</b>	<b>(63,276)</b>	<b>-80%</b>
<b>Equipment Costs</b>						
Equipment	230,158	-	241,688	-	170,700	-
Equipment Allocations	(491,374)	-	(486,242)	-	(314,104)	-
	<b>(261,217)</b>	<b>-</b>	<b>(244,554)</b>	<b>-</b>	<b>(143,405)</b>	<b>-</b>
<b>Other Costs</b>						
Billable Outside Jobs	40,130	-	64	-	22,258	-
Billable Outside Jobs - Recoveries	(40,130)	-	(64)	-	-	-
	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>22,258</b>	<b>-</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Public Works Expenses

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Road Maintenance</b>						
Banners	9,658	5,000	3,158	5,000	180	4%
Boulevards	41,444	40,000	40,614	45,000	25,315	56%
Crack Sealing	-	10,000	-	10,000	6,643	66%
Dangerous Trees	15,377	16,000	11,436	16,000	13,399	84%
Ditches & Culverts	77,121	8,000	3,382	8,000	4,449	56%
Dust Control	-	4,000	-	-	-	-
Grading	-	500	-	1,000	-	0%
Landscaping	124	7,000	-	7,000	3,443	49%
Litter Control	3,472	7,000	6,730	8,000	5,568	70%
Marking	5,597	8,000	3,461	8,000	2,843	36%
Mowing	4,214	8,000	2,602	8,000	5,639	70%
Patching	26,858	30,000	24,887	30,000	3,837	13%
Roads-other	539	7,500	1,576	7,000	977	14%
Seasonal decoration	7,129	10,000	8,218	10,000	2,639	26%
Shoulders	10,084	11,000	8,526	11,000	9,664	88%
Sidewalks	5,418	20,000	7,871	20,000	8,296	41%
Signs	11,145	16,000	9,454	14,000	5,829	42%
Snow removal	16,378	50,000	19,551	40,000	19,417	49%
Storm Drains & Catch Basins	56,729	60,000	57,669	65,000	6,253	10%
Street Lighting	93,484	95,000	95,254	100,000	57,588	58%
Street Sweeping	4,385	10,000	2,226	10,000	5,113	51%
Office Administration Charge	22,000	22,000	22,000	22,000	22,000	100%
	<b>411,157</b>	<b>445,000</b>	<b>328,614</b>	<b>445,000</b>	<b>209,091</b>	<b>47%</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Garbage Collection

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Garbage Collection</b>						
<b>Revenues</b>						
Regular collections	383,574	398,000	405,283	414,000	425,918	103%
Toter rentals and sales	7,153	4,000	5,797	1,000	6,688	669%
Penalties	3,304	3,000	3,903	3,000	2,421	81%
Recycling	65,637	65,000	66,294	65,000	46,909	72%
	<b>459,669</b>	<b>470,000</b>	<b>481,278</b>	<b>483,000</b>	<b>481,937</b>	<b>100%</b>
<b>Expenditures</b>						
Regular collection costs	293,112	310,000	238,369	310,000	220,577	71%
Office Administration Charges	19,000	23,000	23,000	28,000	28,000	100%
PW Administration Charges	27,000	32,000	32,000	39,000	39,000	100%
Tipping Fees	95,446	105,000	107,922	115,000	67,047	58%
Recycling costs	73,384	70,000	119,811	115,000	76,630	67%
	<b>507,941</b>	<b>540,000</b>	<b>521,102</b>	<b>607,000</b>	<b>431,254</b>	<b>71%</b>
<b>Net</b>	<b>(48,272)</b>	<b>(70,000)</b>	<b>(39,824)</b>	<b>(124,000)</b>	<b>50,684</b>	

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Other Development Services

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Public Health</b>						
Ambulance Building Lease	48,125	50,000	49,114	50,000	34,171	68%
Public Health Lease	16,684	16,800	16,684	16,800	12,513	74%
Public Health Expenses	<u>11,852</u>	<u>16,000</u>	<u>12,299</u>	<u>16,000</u>	<u>12,928</u>	81%
NET	<u>52,958</u>	<u>50,800</u>	<u>53,499</u>	<u>50,800</u>	<u>33,756</u>	66%
<b>Planning</b>						
Planning and Zoning Expenses	33,230	40,000	28,641	76,000	23,008	30%
Planning Contract - HAF Grant	-	20,000	39,070	100,000	14,511	15%
Planning Contract - Dev Approval Process	-	50,000	-	100,000	-	0%
	<u>33,230</u>	<u>110,000</u>	<u>67,710</u>	<u>276,000</u>	<u>37,519</u>	14%
<b>Other Functions</b>						
Columbarium	875	-	-	-	-	-
Parking Charges	9,086	-	-	-	-	-
CRI Firesmart Project	146,537	-	28,750	-	(389)	-
CRI 2024 Firesmart Project	-	-	81,191	125,000	84,416	68%
CEPF FD Equip and Training	-	-	-	-	20,678	-
Emergency Mngt Indigenous Engagement	-	-	48,000	-	-	-
Heritage Advisory	421	500	446	500	448	90%
Next Gen 911	-	-	-	-	1,676	-
Poverty Reduction Strategy	25,000	-	-	-	-	-
	<u>181,918</u>	<u>500</u>	<u>158,386</u>	<u>125,500</u>	<u>106,829</u>	85%
Total Development Services Expenses	<u>227,000</u>	<u>126,500</u>	<u>238,396</u>	<u>417,500</u>	<u>157,276</u>	38%
<b>Visitor Information Centre</b>						
PW Labour	2,268	3,000	2,236	2,500	2,095	84%
Info Centre Labour	36,856	37,000	33,684	44,000	34,857	79%
Hydro	2,419	3,500	2,753	4,000	2,445	61%
Water, Sewer & Garbage	854	1,000	892	1,000	931	93%
Contracted Services	2,388	4,000	2,135	3,000	1,536	51%
Other Expenses	284	500	485	500	270	54%
	<u>45,070</u>	<u>49,000</u>	<u>42,185</u>	<u>55,000</u>	<u>42,134</u>	
Grants - Visitor Centre	<u>(20,000)</u>	<u>(20,000)</u>	<u>(23,750)</u>	<u>(23,000)</u>	<u>(15,000)</u>	65%
	<u>25,070</u>	<u>29,000</u>	<u>18,435</u>	<u>32,000</u>	<u>27,134</u>	85%

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Parks

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Parks</b>						
Beaver Park	1,526	1,000	674	1,000	2,107	211%
Bell Tower School	1,253	2,000	6,029	2,000	1,803	90%
Centennial Park	41,436	33,000	42,502	33,000	31,468	95%
Central Park	12,072	16,000	15,903	16,000	11,602	73%
Civic Square	-	1,000	-	1,000	-	0%
Cougar Sign Landscaping	13,922	3,000	4,639	3,000	4,167	139%
Dashwood Park	1,594	1,000	1,276	1,000	1,551	155%
Entrance Sign	21,040	10,000	7,663	10,000	8,791	88%
Footbridge	1,437	2,000	1,425	2,000	1,777	89%
Footpath maintenance	-	1,000	-	-	-	-
Forest Workers Memorial Park	12,268	10,000	9,198	10,000	6,692	67%
Greendale Trestle	826	1,000	44	1,000	281	28%
Heritage Garden	5,678	5,000	8,381	5,000	9,634	193%
Joginder Bains Park - Point Ideal	4,528	4,000	7,721	4,000	2,310	58%
Kaatza Museum	12,487	13,000	12,744	13,000	9,626	74%
Kates Park - King George	10,020	10,000	7,699	10,000	7,094	71%
Marina Park Boat Launch	1,565	5,000	2,505	5,000	1,626	33%
Ohtaki/Kasapi Park	7,031	10,000	13,187	10,000	7,545	75%
Oliver Creek Bus Stop	24,797	3,000	7,842	3,000	3,145	105%
Park Bench Maintenance	2,181	6,000	340	5,000	30	1%
Parks General	46,208	50,000	14,427	40,000	14,815	37%
Parkstone Park	1,944	2,000	4,360	4,000	2,256	56%
Pickleball Courts	1,779	4,000	3,745	4,000	4,291	107%
Rivers Edge Memorial Garden	8,504	9,500	9,895	10,000	5,801	58%
Riverside Park	17,076	12,000	15,368	12,000	7,538	63%
Rhododendrum Park	-	2,000	-	1,000	717	72%
Sahtlam Park	2,717	3,000	1,804	3,000	1,116	37%
Saywell Park	16,389	26,000	25,821	26,000	17,474	67%
Seniors Centre	7,219	7,000	6,104	7,000	4,556	65%
Ted Burns Nature Preserve	720	2,000	564	1,000	741	74%
Town Square	4,123	4,000	3,878	4,000	1,436	36%
Trails Edge Park	-	4,000	8,034	4,000	1,811	45%
Trans Canada Trail	3,051	1,000	2,608	2,000	1,398	70%
Vandalism	1,287	5,000	2,195	5,000	2,287	46%
Washrooms	22,819	20,000	37,501	30,000	18,799	63%
West Entrance	-	500	-	1,000	-	0%
Winter Park	5,116	5,000	4,953	5,000	3,417	68%
Grant Program-plant/landscape purchases	7,311	-	-	-	-	-
Office Administration Charge	13,000	15,000	15,000	15,000	15,000	100%
	<b>334,925</b>	<b>309,000</b>	<b>306,028</b>	<b>309,000</b>	<b>214,703</b>	<b>69%</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Parks

	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Lakeview Park</b>					
Reservations	195,300	189,989	190,000	193,730	102%
Walk Ins and extra adults	13,000	21,512	20,000	16,314	82%
Power Fees	34,000	38,221	34,000	36,262	107%
Wood and ice sales	1,700	1,844	2,000	1,959	98%
Operating Grant	-	-	-	-	-
Moorage	4,000	5,638	4,000	6,481	162%
	<u>248,000</u>	<u>257,203</u>	<u>250,000</u>	<u>254,745</u>	<u>102%</u>
Office Administration Charge	10,000	10,000	10,000	10,000	100%
CLEC Admin Charges	35,000	35,000	35,000	35,000	100%
Summer Student Wages	75,000	75,541	77,000	84,525	110%
Maintenance Wages	19,000	29,299	25,000	40,058	160%
Contracted Services	8,000	5,035	8,000	9,145	114%
PW Labour	4,000	619	4,000	1,593	40%
Hydro and Electricity	8,000	6,037	8,000	3,458	43%
Materials and Supplies	21,000	17,516	20,000	7,771	39%
Other Expenses	12,000	9,567	12,000	8,787	73%
Water, Sewer & Garbage	16,000	11,938	16,000	11,021	69%
Park Attendant/ Security	30,000	23,420	25,000	18,031	72%
Public Works Charges	1,800	500	1,000	1,257	126%
Telephone	3,000	3,159	3,000	1,903	63%
Equipment allocations	1,000	-	1,000	-	0%
	<u>243,800</u>	<u>227,630</u>	<u>245,000</u>	<u>232,550</u>	<u>95%</u>
Net	<u>4,200</u>	<u>29,574</u>	<u>5,000</u>	<u>22,195</u>	

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of CLEC

	2023 Budget	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2025 %
<b>Revenues</b>							
Group Revenues	400,000	438,443	422,200	477,438	441,000	403,549	92%
Rental Income	7,200	7,550	7,800	7,800	8,000	5,260	66%
	<u>407,200</u>	<u>445,993</u>	<u>430,000</u>	<u>485,238</u>	<u>449,000</u>	<u>408,809</u>	<u>91%</u>
<b>Expenditures - Variable</b>							
Program Services	-	61	-	465	-	700	-
Kitchen Wages	85,000	82,573	85,000	86,285	86,000	75,808	88%
Food Supplies	110,000	98,325	110,000	105,821	110,000	76,459	70%
Custodians	45,000	41,614	45,000	56,723	57,000	52,465	92%
Supplies	2,000	4,024	4,000	4,379	4,000	2,913	73%
	<u>242,000</u>	<u>226,598</u>	<u>244,000</u>	<u>253,672</u>	<u>257,000</u>	<u>208,345</u>	<u>81%</u>
<b>Expenditures - Fixed</b>							
Admin Salaries	110,000	98,867	110,000	106,487	110,000	68,127	62%
Wage Recoveries	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	100%
Town Administration	22,000	22,000	22,000	22,000	23,000	23,000	100%
Electricity	21,000	20,401	21,000	21,519	22,000	14,829	67%
Heat	40,000	33,208	40,000	31,736	35,000	18,988	54%
Telephone & other Utilities	11,500	16,554	18,000	14,757	18,000	7,139	40%
Contracted Services	10,000	11,634	10,000	7,271	10,000	11,737	117%
Maintenance	23,000	27,962	22,000	41,188	26,000	23,422	90%
Public Works Charges	11,000	15,885	11,000	13,168	13,000	10,496	81%
	<u>213,500</u>	<u>211,511</u>	<u>219,000</u>	<u>223,126</u>	<u>222,000</u>	<u>142,737</u>	<u>64%</u>
Total Expenses	<u>455,500</u>	<u>438,109</u>	<u>463,000</u>	<u>476,799</u>	<u>479,000</u>	<u>351,081</u>	<u>73%</u>
NET CLEC OPERATIONS	<u>(48,300)</u>	<u>7,884</u>	<u>(33,000)</u>	<u>8,439</u>	<u>(30,000)</u>	<u>57,727</u>	<u>-192%</u>
NET LAKEVIEW AND CLEC	<u>(29,600)</u>	<u>28,785</u>	<u>(28,800)</u>	<u>38,013</u>	<u>(25,000)</u>	<u>79,923</u>	<u>-320%</u>
<b>Lakeview Park Road</b>							
Road maintenance	5,000	386	5,000	5,568	5,000	2,126	43%
NET	<u>(34,600)</u>	<u>28,399</u>	<u>(33,800)</u>	<u>32,446</u>	<u>(30,000)</u>	<u>77,797</u>	

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Capital Expenses

	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 Var
<b>General</b>						
Asset appraisal - Insurance	-	10,000	-	26,000	25,800	99%
Ambulance building roof	-	-	16,422	-	-	-
Computer Equipment	-	5,000	-	10,000	4,832	48%
New Server	-	-	19,200	-	-	-
Emergency Operations Centre	-	120,000	-	120,000	-	0%
Office Equipment	-	170,000	72,494	10,000	11,007	110%
Info Centre paint/trim work	17,638	-	-	-	-	-
Mildred Child area upgrades	30,600	400,000	33,582	400,000	77,685	19%
Museum Painting	-	10,000	-	70,000	-	0%
Parking Study	-	30,000	34,605	5,000	6,630	133%
Photocopier	-	15,000	12,305	-	-	-
Town hall renovations	1,315,781	20,000	-	-	-	-
FD equip grants	-	74,488	29,142	45,000	-	0%
	<u>1,364,019</u>	<u>854,488</u>	<u>217,750</u>	<u>686,000</u>	<u>125,954</u>	<u>18%</u>
<b>CLEC</b>						
Alternate Heat Source	-	50,000	23,046	-	1,510	-
Carpet / Flooring	10,285	8,000	-	12,000	5,522	46%
Exterior Building Paint	-	15,000	-	-	-	-
Electrical (CLEC)	-	5,000	-	-	4,997	-
Fireplace insert	-	-	-	-	-	-
Clec Renovations	-	5,000	-	24,000	-	0%
Mattresses	-	-	-	5,000	-	0%
Septic System	23,903	-	-	5,000	2,538	51%
Trail Improvements	-	-	-	25,000	700	3%
	<u>34,188</u>	<u>83,000</u>	<u>23,046</u>	<u>71,000</u>	<u>15,267</u>	<u>22%</u>
<b>Fire Department</b>						
Aerial Truck	-	60,000	-	60,000	-	0%
Heat Pump/Generator Replacement	16,364	15,000	4,255	10,000	-	0%
Structure Hose and Gear	14,399	10,000	-	12,000	-	0%
Holmatro Tools	6,140	10,000	12,507	10,000	-	0%
Trailer Purchase	48,450	-	-	-	-	-
FD14 Deposit on chasis	-	-	-	200,000	-	0%
Firehall repairs	-	16,000	19,500	16,000	-	0%
Firehall Roof Repair	47,143	-	-	70,000	-	0%
Meades Creek Fencing	-	20,000	-	-	-	-
Truck purchase/RTV	54,593	-	173	-	-	-
Misc Fire Equipment	11,240	-	-	-	-	-
Spreader	-	-	21,684	-	-	-
Tools and Equipment	1,672	3,000	-	5,000	-	0%
Wildland Pumps and Gear	-	-	2,354	-	-	-
Wildland Hose	-	10,000	3,745	12,000	-	0%
Hoses and Valving	4,537	-	-	-	-	-
	<u>207,078</u>	<u>144,000</u>	<u>64,219</u>	<u>395,000</u>	<u>-</u>	<u>0%</u>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
General Fund - Schedule of Capital Expenses

	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 Var
<b>Public Works</b>						
Crane/dump Truck	-	250,000	-	265,000	263,755	100%
Equipment Purchase	53,805	-	-	20,000	-	0%
Truck purchase	27,071	-	-	80,000	66,875	84%
Annual Paving Program	149,050	300,000	158,293	350,000	216,739	62%
Brine equipment	-	-	-	12,000	-	0%
Cowichan Ave. Drainage	-	60,000	-	-	-	-
Cross Walk lights - Post Office	-	-	-	25,000	-	0%
Lighting	-	-	-	20,000	-	0%
Parking System	-	-	-	60,000	-	0%
PW truck shed roof	-	150,000	-	150,000	4,625	3%
PW Office Building upgrade	-	500,000	-	600,000	4,104	1%
Recycling/bear resistant totes	-	200,000	182,509	95,000	14,290	15%
Sidewalks	42,544	50,000	-	50,000	-	0%
Small tools	1,886	5,000	2,980	10,000	2,311	23%
Stormwater planning study	-	15,000	-	-	-	-
Storm upgrades	-	-	-	50,000	2,091	4%
	274,355	1,530,000	343,781	1,787,000	574,791	32%
<b>Lakeview Park</b>						
Signage - Lakeview	-	10,000	-	-	-	-
Electrical Upgrades	-	7,000	-	-	852	-
Golf Cart purchase	6,971	-	-	-	-	-
Lakeview Washrooms	-	85,000	118,611	30,000	-	0%
Public Beach and washroom improvement:	-	-	-	45,000	-	0%
Resurfacing campsites - gravel/sand	-	5,000	-	5,000	-	0%
Roofing	-	15,000	18,095	-	-	-
	6,971	122,000	136,706	80,000	852	1%
<b>Parks</b>						
Centennial Park Bleachers/Concrete Slabs	36,620	25,000	28,646	-	-	-
Centennial Park Washrooms	27,062	235,000	290,439	-	-	-
Central Park and Cenotaph repairs	-	-	-	30,000	-	0%
Footbridge improvements	83,785	103,000	76,291	-	-	-
Greendale Trestle refurb and lighting	-	-	-	40,000	-	0%
Kasapi Park upgrades	-	50,000	27,722	15,000	-	0%
Riverside Park Improvements	31,247	13,000	17,821	40,000	-	0%
Saywell Park Parking Stalls	-	-	-	25,000	-	0%
Security cameras	-	-	-	15,000	-	0%
Trails Edge Park	-	15,000	-	15,000	-	0%
	178,714	441,000	440,918	180,000	-	0%
Total General Capital	2,065,325	3,174,488	1,226,420	3,199,000	716,865	22%

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
Sewer Fund

	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 %
<b>Revenues</b>						
User Rates	627,528	629,000	644,649	658,000	663,465	101%
Connection Fees	45,745	2,250	31,795	4,000	1,575	39%
Penalties And Other Interest	4,670	4,000	5,036	5,000	3,459	69%
Sani Disposal Revenues	16,212	16,000	36,735	37,000	28,650	77%
Sewer Facilities Grant	-	1,200,000	194,155	1,099,950	-	0%
Parcel Tax	441,250	446,750	448,750	585,325	589,875	101%
Contribution from others	15,484	30,000	31,335	30,000	-	0%
Transfer From Surplus	-	-	-	-	-	-
	<b>1,150,890</b>	<b>2,328,000</b>	<b>1,392,454</b>	<b>2,419,275</b>	<b>1,287,023</b>	<b>53%</b>
<b>Expenditures</b>						
Administration	3,461	3,000	1,935	3,000	1,549	52%
Office Administration	69,000	78,000	78,000	90,000	90,000	100%
PW Administration	92,000	98,000	98,000	115,000	115,000	100%
Discounts	45,358	48,000	49,553	51,000	51,933	102%
General Maintenance	172,546	110,000	218,393	170,000	101,816	60%
Connections Maintenance	5,238	8,000	5,247	8,000	610	8%
Chlorination	11,403	15,000	8,699	15,000	6,010	40%
New Connections	897	2,000	2,347	2,000	47	2%
Safety and training	455	1,000	-	1,000	-	0%
Sani disposal expenses	-	10,000	5,339	10,000	4,596	46%
Sewer Flushing	10,225	10,000	6,913	10,000	1,648	16%
Sewer Pump Maintenance	104,307	75,000	45,065	75,000	34,492	46%
Sewer Lagoon Maintenance	143,223	120,000	172,791	175,000	147,424	84%
Amortization - Sewer Fund	116,509	-	123,046	-	-	-
Transfer to Surplus	-	-	-	-	-	-
Capital	-	1,750,000	277,539	1,825,000	653,871	36%
	<b>774,621</b>	<b>2,328,000</b>	<b>1,092,867</b>	<b>2,550,000</b>	<b>1,208,996</b>	<b>47%</b>
Surplus(Deficit)	<b>376,269</b>	<b>-</b>	<b>299,587</b>	<b>(130,725)</b>	<b>78,027</b>	
<b>SEWER CAPITAL</b>						
Liftstation Upgrades	-	100,000	-	100,000	-	0%
Sani Disposal Pay to Use System	-	15,000	12,661	-	-	-
Sanitary RoW Maintenance	-	-	-	50,000	-	0%
Sanitary Line 35 North Shore Rd	-	-	-	55,000	45,000	82%
Sewer I&I	-	135,000	-	120,000	-	0%
Sewer Treatment Plant Upgrades	-	1,500,000	264,878	1,500,000	608,871	41%
	<b>-</b>	<b>1,750,000</b>	<b>277,539</b>	<b>1,825,000</b>	<b>653,871</b>	<b>36%</b>

TOWN OF LAKE COWICHAN  
Statement of Expenditure - August 31, 2025  
Water Fund

	2023 YTD Actual	2024 Budget	2024 YTD Actual	2025 Budget	2025 YTD Actual	2025 %
<b>Revenues</b>						
User Rates	750,358	755,000	782,686	795,000	803,775	101%
Connection Fees	58,235	2,900	54,725	5,000	24,260	485%
Fire Hydrant Installation & other	21,816	9,000	19,001	10,000	17,200	172%
Other Penalties And Interest	6,143	5,000	6,500	6,000	4,014	67%
Contribution from Others	68,606	30,000	20,500	30,000	1,200	4%
Parcel Tax	541,500	548,100	550,500	644,000	649,250	101%
Transfer From Surplus	-	-	-	-	-	-
	<u>1,446,659</u>	<u>1,350,000</u>	<u>1,433,912</u>	<u>1,490,000</u>	<u>1,499,699</u>	<u>101%</u>
<b>Expenditures</b>						
Administration	1,487	3,500	1,550	3,500	1,346	38%
Office Administration	119,000	135,000	135,000	136,000	136,000	100%
PW Administration	124,000	169,000	169,000	170,000	170,000	100%
Discounts	55,436	61,000	61,266	63,000	63,507	101%
Safety and Training	537	4,500	-	4,500	1,763	39%
Flushing	1,810	14,000	-	14,000	3,544	25%
Reservoir	1,037	3,000	1,487	3,000	821	27%
General Maintenance	80,676	100,000	124,280	115,000	50,491	44%
Hydrants	28,033	26,000	4,934	26,000	210	1%
New Connections	2,649	10,000	3,415	10,000	1,552	16%
Connection Maintenance	67,587	75,000	69,348	75,000	36,211	48%
Water Meters	46,982	40,000	23,511	35,000	36,169	103%
Pump House Maintenance	45,578	60,000	46,279	50,000	28,207	56%
Booster Pumps Maintenance	6,230	12,000	5,933	12,000	4,143	35%
Slopes water pump station	9,191	10,000	8,438	10,000	6,215	62%
Water treatment plant	242,717	260,000	249,997	260,000	183,478	71%
Contribution to LCFN water reservoir	-	-	-	731,000	731,000	100%
Amortization - Water Fund	416,946	-	424,538	-	-	-
Transfer to surplus	-	67,000	-	-	-	-
Capital	24,707	300,000	40,209	435,000	118,676	27%
	<u>1,274,601</u>	<u>1,350,000</u>	<u>1,369,185</u>	<u>2,153,000</u>	<u>1,573,334</u>	<u>73%</u>
Surplus(Deficit)	<u>172,057</u>	<u>-</u>	<u>64,727</u>	<u>(663,000)</u>	<u>(73,635)</u>	
<b><u>WATER CAPITAL</u></b>						
Watermain Design from reservoir	-	-	-	100,000	-	-
Watermain Design	-	100,000	30,264	125,000	1,350	30%
Watermain Upgrades	24,707	200,000	9,945	210,000	117,326	5%
	<u>24,707</u>	<u>300,000</u>	<u>40,209</u>	<u>435,000</u>	<u>118,676</u>	<u>13%</u>