

Chart: Anticipated Cabin Expenses 2024

(prepared by Sheila, Nov 18, 2023)

NOTE : Figures for 2024 estimated based on 2023 data, allowing for slight increases..

Income	Amount in 2022	Amount in 2023	Total anticipated (Jan to Dec 2024)
Advances to Operating Fund (Levy twice per year of \$4,500)	\$9,000.00	\$9,000.00	\$9,000.00
User Fees	\$8,460.00	\$5,770.00 (lower due to fires in West Kelowna and Northward to Lake Okanagan Resort)	\$6,000.00
Extraordinary Levy (collected and paid on special projects)	\$2,437.20 (new furniture)	N/A	Proposed: Firesmarting Levy of \$100/share due Apr 1/24 (or payable in monthly installments Jan to Oct) Total Possible Firesmarting Revenue: \$7200 (To be kept in Separate Account)
Total Income:	\$19,897.20	\$14,770.00	\$15,000.00 + \$7200 for Firesmarting Cabin

Expense	Amount in 2022	Amount in 2023	Total anticipated (Jan to Dec 2023)
TD Meloche Monnex Insurance	\$1,016.00	\$1,058.00	\$1,100.00
BC Hydro	\$631.73	\$1,035.36	\$1,100.00
Fintry Utility Bill \$212.50 x 4 = \$850.00	\$850.00	\$875.00	\$875.00
Wood	\$0.00	\$350.00 (1.5 cords)	\$350.00
Propane	\$1,891.63	\$178.08 (tank rental, May; no propane fill)	\$178.08 (tank rental, May) + propane fill \$\$? if furnace is used in Spring and Fall
RDCO Waste Disposal fee	\$170.40	\$167.06 (2 X \$83.53)	\$175.00
Administration Fees (Annual Return)	\$82.00	\$82.00	\$82.00

Legal Fees	BC Land Owner Transparency Registry - \$365.44 Fernie Law	Underused Housing Tax Exemption Application – No chg	\$0.00 (nothing anticipated) Underused Housing Tax Exemption Application – yearly requirement, No chg
BC Property Taxes	\$3,934.54	\$4,130.61	\$4,300.00
BC Dock Tax	???	\$39.19	\$45.00

Expense	Amount in 2022	Amount in 2023	Total anticipated (Jan to Dec 2024)
Reimbursements (General Repairs & Maintenance, Consumables, Shared Commonly Used Items, Incidentals)	\$2,775.82 -Includes ant treatment of \$1,482.60	\$5,860.14 -Includes ant treatment of \$1,306.62 (2 Indoor and 4 Outdoor; no extra indoor application in March since cabin was in disarray due to flooring project) -Includes General R & M: \$4,092.06	\$6,000.00 -Includes ant treatment of \$1,464.12 or higher, if fee goes up. (Regular Platinum pkg of 2- Indoor and 4- Outdoor applications + one <u>extra</u> Indoor application in March at \$150)
Gift Cards for Helpers	\$300.00 (Confirmed by Melanie T)	\$300.00	\$300.00
Equipment	\$3,241.88 -Containers -4 upright fans -Adapter -Nov expenses, getting cabin ready for flooring, etc. -New Furniture -new cordless drill	-New Vacuum \$282.45 -New Sander \$123.71 -New Ladder \$220.49 -Stain - \$267.75 (Cedar) -Paint (Exterior Window and Door Trim) \$205.14 -These expenses are accounted for in reimbursements and are <u>not</u> added into total, below.	\$\$unknown
Major Project or Repair	\$5,637.50 -Includes underground valve replacement \$1,128.75 -Includes cost of laminate	-Repair of underground water valve (no charge) -Flooring Installation \$496.91 (laminate purchased in previous year)	Additional expenses for FireSmarting cabin are possible apart from those covered by proposed levy. \$\$\$ unknown
Total Expenses:	\$ 21,046.94	\$14,572.35	\$12,073.00 +?

Observations: In 2023, income was \$14,770.00 and expenses were \$14,572.35 which means we barely broke even. There was a surplus of approximately \$197.65. (This is confirmed by Jen's financials which show a Net Income of \$898.53. There is bound to be some discrepancy between this accounting and Jen's because this chart attempts to retrace all expenditures using bank statements.) Acknowledged that user fee

revenue was down in 2023 due to wildfires. Acknowledged, as well, that several air improvement initiatives have been paid for using the revenue received and without borrowing; however, present levies are not building up any reserve fund or contingency fund.