

THE EAST SIDE RESORT VILLAGE OF TURTLE LAKE

INDIAN POINT GOLDEN SANDS-TURTLE LAKE LODGE SANDY BEACH

Schedule 4 Operational and Capital Budgets

Overview

Turtle Lake lies in the north-west of Saskatchewan, 53 degrees, 36 minutes, 0.3 seconds north and 108 degrees, 38 minutes, 2.5 seconds west. Average elevation is 651 meters. It is fairly long (approximately 30 km in total) while also narrow (about 5 km across). Also forming part of this lake is a northern water body which acts as an inlet to all forest run-off.

The closest cities are Meadow Lake, SK, North Battleford, SK and Lloydminster, SK/AB. The closest hospital is in the Town of Turtleford.

The lake takes its name from a Cree legend about a giant denizen in the lake, Locals have seen it and tell stories of a monster that appears to be between three and four meters long.

Turtle Lake's primary outlet is the Turtle Lake River which flows south into the North Saskatchewan River near Michaud Islands, across the river from Delmas, SK.

Turtle Lake is a heavily utilized recreational lake with well over 1500 permanent and seasonal dwellings, campsites and public reserve areas. Also, the lake is partly located in a large Provincial Forest Reserve watershed area. This is the reason that the recent water sampling program by the Saskatchewan Research Council show the water to be well above acceptable measurements in terms of lake water.

The East Side Resort Village of Turtle Lake is located in one of the superior recreational class areas on the lake, this being on the most north-easterly side of Turtle Lake, north central to the main water body of the lake. With the Provincial Forest bordering all of the north and east side, including some 1700 acres of wildlife lands and with the Nature Saskatchewan Sanctuary being central to the developments, the Resort Village has an unparalleled advantage as a resort setting.

The main access to the Resort Village is from the Provincial paved highway No. 4 is via a well-maintained gravel and dust abated Provincially owned 17 km road. A secondary access via grid road 697 and township road 524 is a gravel 11.5 km municipal road is used mainly by westerly traffic.

The Resort Village has an exceptional amount of public parks, public walkways, walking trails, beach access areas for swimming and boat docking. There are four modern playgrounds with up to date equipment. Well over 5 km of beach front exposure with a large amount of green space and parking space to accommodate all activities.

Nature Saskatchewan Sanctuary and wildlife lands provide for basically unlimited walking trails, with the Provincial Forest providing for groomed snowmobile trails and numerous ATV trails. In the mix are a limited amount of groomed cross-country ski trails. The above areas provide for wildlife and birds in abundance giving hobbyists opportunity for sightings and photography.

The east boundary of the Resort Village is a paved road and adjacent to this road is an engineered up to date three cell liquid waste treatment facility completed in 2010, with a life span of 40 years and beyond. On this same property is a solid waste transfer station completed in conjunction with the WYWRA regional waste authority.

The strength of the Resort Village is encompassed in the 2016 Canadian census count of 119 permanent residents and 352 dwellings with the remaining 143 properties mostly sold and in various stages of development. Added to this is approximately 80 acres of Resort Village expansion area.

The diversity of property owners involved in or retired from professions such as legal, medical, health, optometry, accounting, municipal, farming, small business owners, administration, construction trades, sales, service contractors, firefighting, first responders, and others in various trades will be a large contributing factor to the success of the Resort Village.

Fire protection is provided from the heated fire hall located in the Resort Village. The equipment consists of mobile first response equipment on stand-by. There is also a supply of private pumps and hose located throughout the Resort Village. Major fire protection will be accomplished by fire agreements with local municipalities.

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Objectives

Council will guide the future of the Resort Village with the implementation of an Official Community Plan and a zoning bylaw that is supported by the ratepayers and meets the needs of a resort community. Other bylaws will be implemented as needed.

Accountability and responsiveness will be Council's approach to the governing of the Resort Village.

Policy manuals will be developed for all operational departments to aid in the development of skilled and motivated staff.

Ratepayers will be informed of all Resort Village plans and activities by the implementation of a web site with the goal of achieving a high level of transparency and community involvement.

The vision of Council will be to enhance the level of services, encourage future development and expansion of the Resort Village that will complement a resort setting, at the same time protecting the natural state of the environment.

Council will work with Government departments using grants available along with the accumulated capital reserves to enhance the roads in the Resort Village.

Council will review and update all policies and bylaws on an annual basis. Council will monitor capital spending and adjust projects to allocated funds.

Council will budget for and maintain a reasonable amount of cash reserves to create stability in taxation and the future financial well being of the Resort Village.

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Caption Points

Our budget is based on the strength of the total current taxable assessment of **one hundred and ten million ten thousand eight hundred and sixty-five dollars {\$110,010,865}** with a more than conservative inflationary factor of 1.5% increase per year over the next four years.

This pro forma budget is a combination of the actual budgets of the two Organized Hamlets of Indian Point-Golden Sands and Turtle Lake Lodge-Sandy Beach with the additions of line items to reflect the Resort Village needs and has been reviewed by a professional Chartered Accounting firm.

The general trend is for a forwarding decrease in taxation, while in the same time frame allowing for Capital spending of \$508,518 on building and equipment, storage building, fire fighting upgrades, road, snow and grass cutting equipment, and capital for a major pavement upgrade.

In the same time frame that the budget reflects capital spending, it also reflects a surplus in operational and in-house reserves of \$265,988.

THE EAST SIDE RESORT VILLAGE OF TURTLE LAKE OPERATIONAL AND CAPITAL BUDGETS FIVE YEAR PLANS

2018 RES. VILLAGE PROJECTED BUDGET	2019 RES. VILLAGE PROJECTED BUDGET	2020 RES. VILLAGE PROJECTED BUDGET	2021 RES. VILLAGE PROJECTED BUDGET	2022 RES. VILLAGE PROJECTED BUDGET
488,033.00	474,311.91	408,009.40	402,625.94	408,665.33
750.00	750.00	750.00	750.00	750.00
13,600.00	13,804.00	14,011.06	14,221.23	14,434.54
71.00	72.07	73.15	74.24	75.36
-	-	-	-	-
(19,521.32)	(16,972.48)	(16,320.38)	(16,105.04)	(16,346.61)
640.00	649.60	659.34	669.23	679.27
400.00	406.00	412.09	418.27	424.55
2,605.00	2,644.08	2,683.74	2,723.99	2,764.85
90.00	91.35	92.72	94.11	95.52
-	-	-	-	-
31,072.90	31,538.99	32,012.08	32,492.26	32,979.64
7,092.40	7,449.40	7,449.40	7,821.87	7,821.87
524,832.98	464,744.91	449,832.60	445,786.11	452,344.32

REVENUE	2018 RES. VILLAGE PROJECTED BUDGET	2019 RES. VILLAGE PROJECTED BUDGET	2020 RES. VILLAGE PROJECTED BUDGET	2021 RES. VILLAGE PROJECTED BUDGET	2022 RES. VILLAGE PROJECTED BUDGET
Tax collection (2018 is actual IPGS + TLL levy for 2017 from RM of Parkdale)	488,033.00	474,311.91	408,009.40	402,625.94	408,665.33
Back Lane Lease TLL	750.00	750.00	750.00	750.00	750.00
Annexed Land Tax / Grant in lieu of Annexed Land Taxes	13,600.00	13,804.00	14,011.06	14,221.23	14,434.54
Grants in lieu of taxes	71.00	72.07	73.15	74.24	75.36
Tax Abatements/Adjustments	-	-	-	-	-
Tax discounts, (estimate 4.00% of prior year)	(19,521.32)	(16,972.48)	(16,320.38)	(16,105.04)	(16,346.61)
Interest on Tax Arrears	640.00	649.60	659.34	669.23	679.27
Interest on Hamlet Account	400.00	406.00	412.09	418.27	424.55
Misc. Revenue	2,605.00	2,644.08	2,683.74	2,723.99	2,764.85
Refunds	90.00	91.35	92.72	94.11	95.52
Special municipal levy	-	-	-	-	-
Uncond.revenue sharing grant	31,072.90	31,538.99	32,012.08	32,492.26	32,979.64
New Deal Gas Tax	7,092.40	7,449.40	7,449.40	7,821.87	7,821.87
TOTAL REVENUE	524,832.98	464,744.91	449,832.60	445,786.11	452,344.32

EXPENDITURES	2018 RES. VILLAGE PROJECTED BUDGET	2019 RES. VILLAGE PROJECTED BUDGET	2020 RES. VILLAGE PROJECTED BUDGET	2021 RES. VILLAGE PROJECTED BUDGET	2022 RES. VILLAGE PROJECTED BUDGET
Administration	45,000.00	45,675.00	46,360.13	47,055.53	47,761.36
Administration Benefits	8,000.00	8,120.00	8,241.80	8,365.43	8,490.91
Insurance Bond	3,000.00	3,045.00	3,090.68	3,137.04	3,184.09
Trainer, Mentor Contract	20,000.00	20,000.00	-	-	-
Munisoft agreement, forms, supplies	3,000.00	3,045.00	3,090.68	3,137.04	3,184.09
Audit Fees	5,000.00	5,075.00	5,151.13	5,228.39	5,306.82
Planning and Development - SAMA	6,500.00	6,597.50	6,696.46	6,796.91	6,898.86
Contract Services legal	1,000.00	1,015.00	1,030.23	1,045.68	1,061.36
Contract Services, develop Official Community Plan	6,000.00	-	-	-	-
Contract Services, assist in developping zoning by/law	2,000.00	-	-	-	-
Contract Services appeals board	500.00	507.50	515.11	522.84	530.68

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36	Grants and Contributions	200.00	203.00	206.05	209.14	212.27		
37	Council Indemnity/Travel	6,000.00	6,090.00	6,181.35	6,274.07	6,368.18		
38	Council Benefits wcb	350.00	355.25	360.58	365.99	371.48		
39	Elections	2,000.00	2,030.00	2,060.45	2,091.36	2,122.73		
40	Advertising	700.00	710.50	721.16	731.97	742.95		
41	Memberships	2,000.00	2,030.00	2,060.45	2,091.36	2,122.73		
42	Convention/Seminar Registration	1,000.00	1,015.00	1,030.23	1,045.68	1,061.36		
43	Tax Enforcement Costs	600.00	609.00	618.14	627.41	636.82		
44	Bank Charges	200.00	203.00	206.05	209.14	212.27		
45	Postage	2,000.00	2,030.00	2,060.45	2,091.36	2,122.73		
46	Office Rent	12,000.00	12,000.00	12,000.00	12,180.00	12,362.70		
47	Office Janitorial	-	-	-	-	-		
48	Office heat	1,000.00	1,015.00	1,030.23	1,045.68	1,061.36		
49	Office Electrical	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00		
50	Office Septic	700.00	700.00	700.00	700.00	700.00		
51	Office Repair	200.00	203.00	206.05	209.14	212.27		
52	Office Telephone and Internet	2,500.00	2,537.50	2,575.56	2,614.20	2,653.41		
53	Stationery, Supplies & Small Equip	2,500.00	2,537.50	2,575.56	2,614.20	2,653.41		
54	Family Picnic Supplies	1,250.00	1,268.75	1,287.78	1,307.10	1,326.70		
55	Protective Services - RCMP	5,355.00	5,435.33	5,516.85	5,599.61	5,683.60		
56	Protective Services - 911 Dispatch	150.00	152.25	154.53	156.85	159.20		
57	EMO Material & Supplies	300.00	304.50	309.07	313.70	318.41		
58	Fire, local equipment - Equipment Insurance	340.00	345.10	350.28	355.53	360.86		
59	Fire, local equipment - Equipment Repairs	1,500.00	1,522.50	1,545.34	1,568.52	1,592.05		
60	Fire, local equipment - Material, Supplies, Small Equipment	300.00	304.50	309.07	313.70	318.41		
61	Fire Protection Agreement with Outside Fire Department	10,000.00	10,150.00	10,302.25	10,456.78	10,613.64		
62	Fire Protection Agreement, outside Fire Dept, share of amortization	1,000.00	1,015.00	1,030.23	1,045.68	1,061.36		
63	Street Maintenance	5,000.00	5,075.00	5,151.13	5,228.39	5,306.82		
64	Snow Removal	6,500.00	6,597.50	6,696.46	6,796.91	6,898.86		
65	Gravel, Dust Control	4,500.00	4,567.50	4,636.01	4,705.55	4,776.14		
66	Dust Abatement Material, shipping, application	12,000.00	12,180.00	12,362.70	12,548.14	12,736.36		
67	Tree & Vegetation Control	1,500.00	1,522.50	1,545.34	1,568.52	1,592.05		
68	Street Lights	4,020.00	4,080.30	4,141.50	4,203.63	4,266.68		
69	Small Equipment Purchases	250.00	253.75	257.56	261.42	265.34		
70	Road Maintenance for grid 697 and Twp 524	59,000.00	59,885.00	60,783.28	61,695.02	62,620.45		
71	Culvert Material	500.00	507.50	515.11	522.84	530.68		
72	Signage / Speed Bump Material	1,150.00	1,167.25	1,184.76	1,202.53	1,220.57		
73	transfer station/Lagoon maintenance material	1,100.00	500.00	507.50	515.11	522.84		
74	TLTS projected operating deficit	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00		
75	TLTS operations/attendant	17,663.00	17,927.95	18,196.86	18,469.82	18,746.86		

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76	TLTS WYWRA Membership	5,500.00	5,582.50	5,666.24	5,751.23	5,837.50		
77	Pest Control	-	-	-	-	-		
78	North Sask. River Municipal Health Grant	2,420.00	2,456.30	2,493.14	2,530.54	2,568.50		
79	STARS Contribution	250.00	253.75	257.56	261.42	265.34		
80	Municipal Reserve Maintenance	28,500.00	28,927.50	29,361.41	29,801.83	30,248.86		
81	Municipal Reserve Materials/Supplies	1,400.00	1,421.00	1,442.32	1,463.95	1,485.91		
82	Insurance-Office Equipment/Contents	500.00	507.50	515.11	522.84	530.68		
83	Community Hall Insurance	400.00	406.00	412.09	418.27	424.55		
84	Community Hall Maintenance/Repair	400.00	406.00	412.09	418.27	424.55		
85	Community Hall/MR Power/Heat	4,180.00	4,242.70	4,306.34	4,370.94	4,436.50		
86	Recreation and Culture (Library) for RV, 119 @ 12.30/Capita	1,464.00	1,485.96	1,508.25	1,530.87	1,553.84		
87	Sports equipment, Pickle Ball Court	1,500.00	1,522.50	1,545.34	1,568.52	1,592.05		
88	Amortization - Chev Silverado Fire Truck	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00		Amortization is treated as an expense each year so is included in operational reserves and is therefore a source for Capital funding as well. It is a paper transaction that neither adds nor subtracts from end of year operations but has been a requirement since 2009 by law as part of the accrual-base accounting method for municipalities.
89	Amortization - Transfer Station and Waste Water Lagoon	44,167.00	44,167.00	44,167.00	44,167.00	44,167.00		
90	Amortization - Roads and Streets, Urban	4,233.00	4,233.00	4,233.00	4,233.00	4,233.00		
91	Amortization - Land and Improvements	3,367.00	3,367.00	3,367.00	3,367.00	3,367.00		
92	Amortization - Fire Hall	1,328.00	1,328.00	1,328.00	1,328.00	1,328.00		
93								
94								
95	TOTAL EXPENDITURES	390,187.00	385,667.63	369,816.97	374,208.55	378,666.00		
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97								
98	2018 + assessment (Actual = amount X 1000)	110,010.87	111,661.03	113,335.94	115,035.98	116,761.52		
99	Total effct. mills req'd to meet exp. + reserve for R.V. 2018 +	4.4400	3.8000	3.6000	3.5000	3.5000		
100	Revenue generated with total effective mill rate for exp. + reserve.	488,448.24	424,311.91	408,009.40	402,625.94	408,665.33		
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2018 assessment is 110,010.865. Add 1.5% for 2019, so 2019 assessment will be 111,661,028.

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121	RESERVES							
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123	RESERVES SUMMARY							
125	OPERATIONAL RESERVES, END OF YEAR (INCLUDES AMORTIZATION)	197,463.98	170,541.26	178,866.89	144,054.10	104,631.21		
126	AMORTIZATION FUNDS IN OPERATIONAL RESERVES, END OF YEAR	54,145.00	54,145.00	54,145.00	54,145.00	54,145.00		
127	CAPITAL RESERVES, END OF YEAR	185,993.00	231,993.00	278,683.00	326,073.35	161,356.62		
128	TOTAL RESERVES, END OF YEAR	383,456.98	402,534.26	457,549.89	470,127.45	265,987.83		
129								
130	OPERATIONAL RESERVE BREAK-OUT							
131								
132	TOTAL SURPLUS (DEFICIT) FROM EACH YEAR'S OPERATIONS	134,645.98	79,077.28	80,015.63	71,577.56	73,678.32		
133	(ADD) OPERATIONAL RESERVE ACCOUNT START OF YEAR	168,018.00	197,463.98	170,541.26	178,866.89	144,054.10		
134	(SUBTRACT) TRSFR OUT DED FUTURE EXPEND. TO CAPITAL RESERVE	(57,000.00)	(46,000.00)	(46,690.00)	(47,390.35)	(48,101.21)		
135	(SUBTRACT) TRSFR OUT 5 YEAR CAPITAL PLAN EXPENDITURE	(48,200.00)	(60,000.00)	(25,000.00)	(59,000.00)	(65,000.00)		
136	(EQUALS) OPERATIONAL RESERVE ACCOUNT END OF YEAR	197,463.98	170,541.26	178,866.89	144,054.10	104,631.21		
137								
138	CAPITAL RESERVES BREAK-OUT							
139								
140	CAPITAL RESERVES, START OF YR, DEDICATED FOR FUTURE EXPEND.	167,493.00	185,993.00	231,993.00	278,683.00	326,073.35		
141	(ADD FROM OP. RES.) DED. FUTURE EXPENDIT. TO CAPITAL RESERVES	57,000.00	46,000.00	46,690.00	47,390.35	48,101.21		
142	(ADD FROM OP. RES.) POSSIBLE CAPITAL RESERVES EXPENDITURE.	48,200.00	60,000.00	25,000.00	59,000.00	65,000.00		
143	(SUBTRACT) ACTUAL CAPITAL EXPENDITURE FOR YEAR.	(86,700.00)	(60,000.00)	(25,000.00)	(59,000.00)	(277,817.94)		
144	(EQUALS) CAPITAL RESERVES, END OF YR, DED. FOR FUTURE EXPEND.	185,993.00	231,993.00	278,683.00	326,073.35	161,356.62		
145								
146	CAPITAL EXPENDITURE							
147								
148	TOTAL CAPITAL EXPENDITURE FOR CURRENT AND NEXT FOUR YEARS	86,700.00	60,000.00	25,000.00	59,000.00	277,817.94		
149								
150	TOTAL RESERVES, END OF YEAR	383,456.98	402,534.26	457,549.89	470,127.45	265,987.83		
151								
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Drainage improv. TLL 4,000
Landfill Decomm 12,000
TL RV Pavement 41,000
Rebuild Plan 57,000.

Drainage improv. TLL 4,000.
TL RV Pavement Rebuild Plan 41,000+ 2% = 42,000.
46,000.

Est. for office reno's, office equipment, computer software, lagoon/transfer station parcel, multi-use sport court.

Assuming that all the reserve budget was spent. This value will change if project is over or under budget.

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THE EAST SIDE RESORT VILLAGE OF TURTLE LAKE R.V. ROLLING FIVE YEAR CAPITAL EXPENDITURE PLAN						
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3	DESCRIPTION	2018	2019	2020	2021	2022
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6	Office reno, misc. office equipment	\$15,000.00				
7	computer, software	\$20,000.00				
8	40 Acre parcel of lagoon, transfer station.	\$13,200.00				
9	Multi-Use Sport Court	\$38,500.00				
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11	Heated Storage Building.		\$60,000.00			
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14	Fire Fighting Equipment Upgrade.			\$25,000.00		
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17	Front Wheel Assist, min. 60 Hp, 3 point hitch, Tractor.				\$45,000.00	
18	Snow Removal Equipment.				\$7,000.00	
19	Grass Cutter.				\$7,000.00	
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22	Maintenance Equipment and Infrastructure					\$65,000.00
23	TL RV Pavement Construction Upgrade					\$212,817.94
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28	TOTALS	\$86,700.00	\$60,000.00	\$25,000.00	\$59,000.00	\$277,817.94
29	In 2018, transfer in \$41,000.00. In 2019, transfer in \$42,000.00. In 2020, transfer in \$42,630.00. In 2021, transfer in \$43,269.45. In 2022, transfer in \$43,918.49.					
30	Total funding for this capital project will be \$212,817.94.					
31	These funds are to be used in 2022 for TL RV Pavement Upgrade as shown under '2022'.					
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TAX CALCULATION AND COMPARISON EXAMPLES

Property Taxable Assessment	R.M. of Parkdale + School tax, 2018	R.V. + School Tax, 2019	R.V. + School Tax, 2020	R.V. + School Tax, 2021	R.V. + School Tax, 2022	R.V. + School Tax, 2023
IPGS, \$393,600	3,374.75	3,369.21	3,117.31	3,038.59	2,999.23	2,999.23
IPGS, \$63,760	546.42	545.78	504.98	492.23	485.85	485.85
Munic. Mill Rate	(equivalent) 4.45	4.44	3.8	3.6	3.5	3.5
School mill Rate	4.12	4.12	4.12	4.12	4.12	4.12

Note: The examples above are based on the Resort Village Committee proposed five year budget. The future Resort Village elected Council will prepare a budget based on their requirements. The information above is for comparison to identify the tax savings with a Resort Village while still growing and maintaining infrastructure.

THE EAST SIDE RESORT VILLAGE OF TURTLE LAKE

INDIAN POINT GOLDEN SANDS-TURTLE LAKE LODGE SANDY BEACH

Closing Summary

Given that the Resort Village has approximately 5 km of lake shore exposure, an unparalleled amount of lake front properties and a backdrop of unlimited recreational property in a truly resort setting has and will be one of the most desirable developments on Turtle Lake. This recreational setting along with some of the best sport fishing in the province will offer every outdoor enthusiast an area to enjoy.

The ratepayers for some year have seen the need for representation at the local level. They have expressed their concerns over services, forced service agreements, accountability of taxation, development procedures, and an Official Community Plan and Zoning Bylaw that are not complimentary to a Resort Village setting. Also of concern is the need for orderly expansion and development that will attract growth and at the same time protect the natural environment, ecosystem and the natural state of the Resort.

In closing, the Resort Village will have a purpose designed Official Community Plan and Zoning Bylaw drafted with the input of the ratepayers and a five-year operational budget plan and a five-year capital expenditure plan.

in cooperation with senior governments, municipal planners, local authorities, First Nations and surrounding Municipalities and Hamlets along with the diversity of the residents, the Resort Village Council will have the necessary tools, expertise and guidance to take the Resort Village into the future.

The strength of the Resort Village is portrayed in the budgets, capital plans, assets and cash reserves, but most of all in the willingness of the people to succeed as a Resort Village. The future growth and viability will not be a question.