

# Fernie Alpine Resort

## Community Services Assessment Overview and Budget

2021 - 2022

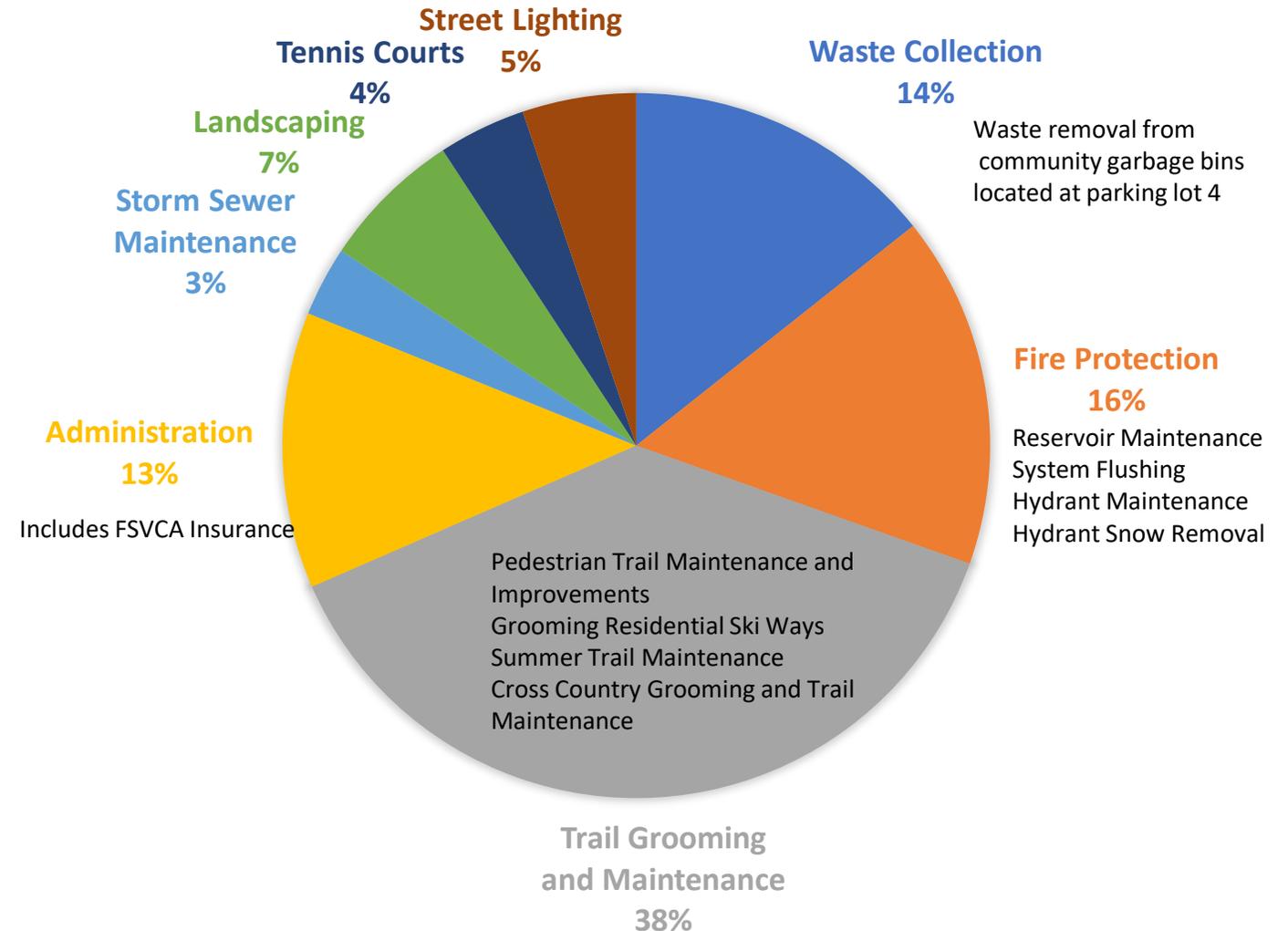
# Community Services Assessment Overview

- The Community Services Assessment (CSA), referred to as the “Rent Charge” on property titles, is funded by Ski Hill residents and property owners to cover services “similar to those provided by a municipality”.
- Examples of annual CSA expenditures include; fire protection (fire hydrant system), snow removal on paths, maintenance of pathways, ski-way and cross country trail grooming, garbage disposal, street lights and summer landscaping.
- In addition, community improvement projects (“Special Projects”) are also funded from time-to-time such as new path building and traffic safety initiatives. These are usually initiated by the Fernie Snow Valley Community Association (FSVCA)
- The CSA is assessed to ski hill residents as a percentage of their property assessed value
  - In 2021 the CSA amounted to \$316 per \$1 Million of assessed value
- The CSA is administered by RCR for an administration fee.
- Fernie Alpine Resort Utilities Corp (FARUC) also separately charges ski hill residents for Water and Sewer
  - On a cost recovery basis at a regulated rate for water
  - Additional information can be found at <https://skifernie.com/utility-services/>

# CSA 2021 Expenditures

- Total expenses in 2021 were \$75,000
- Fire Protection (Hydrant maintenance) and Waste Collection represent 30% of expenses
- Trail Grooming and Maintenance (38% of expenses)
  - Timber Landing and Silk/Manchurian
  - Ski-ways to access residences

## FAR COMMUNITY SERVICES ASSESSMENT 2021 ACTUALS



# Who Pays the CSA

- All properties on the Highline side of FAR
- Condos (Timberline and Polar Peak) and new Lower Timberlanding properties **are** subject to the CSA
- RCR properties on the ski hill are subject to the CSA. (e.g. Lizard Creek, Day lodge, Cornerstone, Slope Side)
- Homeowners on upper and lower Timberline Cres (with the exception of 2 homes) **do not** pay the CSA.
- Griz Inn owners **do not** pay the CSA
- Some property owners **not** subject to CSA have expressed an interest to contribute on the basis that they use and benefit from the services

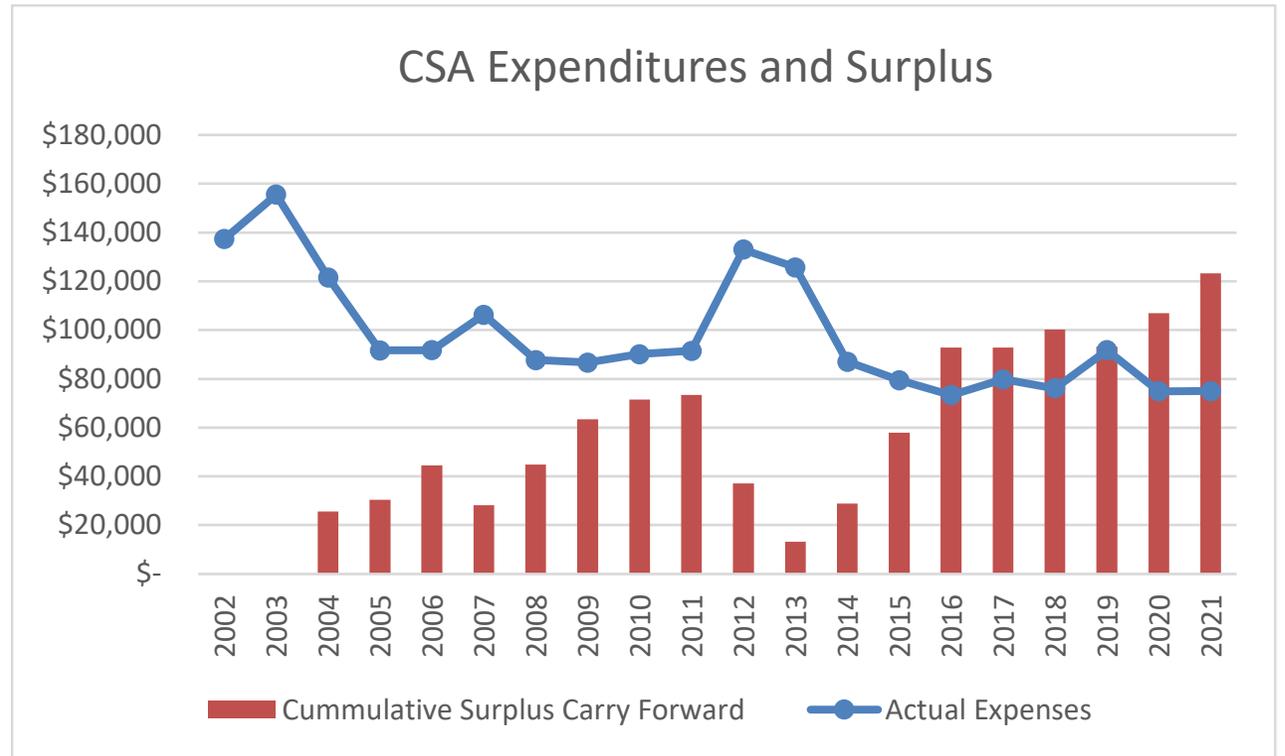
# CSA Governance

- Officially called “Rent Charge” on property Title
- Encumbrance on Title is for annual charge of up to 0.40% of assessed value
- Agreement dated October 2, 2004<sup>1</sup> between Fernie Alpine Resort and members of the Fernie Snow Valley Community Association agreed to separate the CSA into two distinct categories:
  1. Basic Resort Amenities and Services – Includes typical municipal services such as fire protection, snow removal on paths, landscaping of common areas, garbage disposal, street lights, etc.
    - Expenses are as incurred and set by FAR. Community has right to audit. 10% Admin fee charged by RCR.
    - Set at a maximum of 0.12% of assessed value
  2. Additional Resort Amenities and Services - Must be approved by CSA Council each year. Can include security, additional landscaping, special events, marketing.
    - Tennis courts are currently only expense under this category
    - Set at a maximum of 0.28% of assessed value
- 5 member on the committee
  - 3 ski hill residents elected by the FSVCA
  - 2 FAR representatives
  - 4 out of 5 votes (super-majority) need to approve any motion
- CSA Council has worked in an open and cooperative manner for 18 years
- 2021 CSA charge was 0.0316% of assessed value. Less than 8% of 0.40% of title encumbrance

1 – Extended in 2007, 2013 and 2018. In effect to October 2, 2023

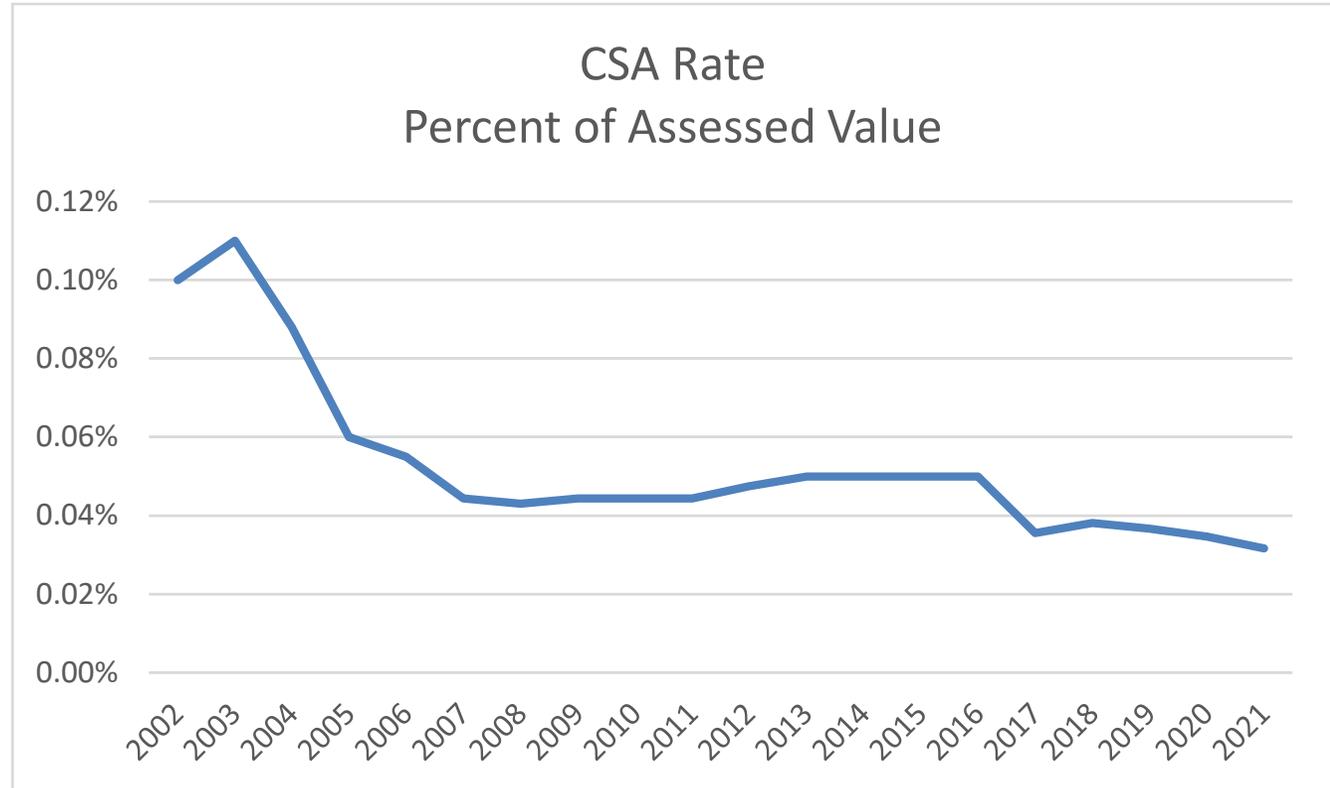
# CSA Expenditure History

- Assessment amount has generally stayed in the \$75k to \$85k range since 2014
  - The higher amount in 2019 was related to partially funding a feasibility study for the ski hill to city pathway
- Actuals have been 25% under budgeted amounts (on average) since 2012
- Surplus reached \$123k at the end of 2021
- In 2022/2023 the CSA Committee intends to formulate a strategy around the use of the surplus funds



# CSA Percent of Property Value

- Property value increases and additional properties has resulted in the Assessment decreasing to 0.0316% of assessed property value in 2021



# 2021 Budget vs Actual

- Actual expenditures of \$75k versus Budget of \$91k resulting in a surplus of \$16k largely due to COVID impacts:
  - Less landscaping than anticipated (\$5.6k)
  - Signage projects not competed (\$3k)
  - Anticipated maintenance not performed (\$4.5k)
    - Storm Sewer, lights, hydrant and pathway snow removal
  - Reduced admin charges (\$1.5k)
  - Other misc. including garbage removal (\$1.5k)

# 2022 Budget and CSA Amount

- Proposed 2022 budget of \$98.1k compared to 2021 budget of \$91.3k
- Increase in fire protection expenses due to addition of new hydrants in Timber Landing
- 5% anticipated increase in grooming expenses
- Additional costs related to maintaining garbage area
- No material changes in admin costs over previous budgets
- No material Special Projects funded in 2022

# 2022 Budget Summary

- \$88.8k to be collected from CSA Payers
- \$9.35k of the 2022 budget to be drawn from prior year's surplus as prior year's budgeted expenditures were not made due to COVID

	2021 ACTUAL	2022 BUDGET
Revenue (CSA Collected)	\$ 91,339	\$ 88,782
Funding from Surplus		\$ 9,350
<b>TOTAL</b>	<b>\$ 91,339</b>	<b>\$ 98,132</b>
<b>Expenditures</b>		
Fire Protection	\$ 12,109	\$ 16,000
Trail/Pathway Grooming and Maintenance	\$ 28,500	\$ 31,011
Storm Sewer Maintenance	\$ 2,400	\$ 3,000
Landscaping	\$ 4,861	\$ 10,500
Tennis Courts	\$ 3,000	\$ 3,000
Road Signage (Pedestrian Signs)	\$ -	\$ 2,000
Waste Collection	\$ 8,323	\$ 12,600
Administration	\$ 7,308	\$ 9,621
FVCA Insurance	\$ 2,200	\$ 2,200
FSVCA Contribution		\$ 3,000
Street Lighting	\$ 3,900	\$ 5,200
<b>Total Expenditures</b>	<b>\$ 75,001</b>	<b>\$ 98,132</b>
Surplus	\$ 16,338	\$ -

# CSA Committee Members

- Andy Cohen (RCR)
- Mark Ormandy (RCR)
- Michael Hill (Community Representative)
- Chris Slubicki (Community Representative)
- Steve Stretch (Community Representative)

The Community Representatives can be contacted through the FSVCA at [fsvca2021@gmail.com](mailto:fsvca2021@gmail.com)