

# **CAPITAL REGIONAL DISTRICT**

## **2026 Budget**

### **Skana Water (Mayne)**

#### **Commission Review**

OCTOBER 2025

**Service:** 2.642 Skana Water (Mayne)**Committee:** Electoral Area**DEFINITION:**

To provide for the construction of water supply and distribution facilities for Skana Water Service Area.  
Bylaw No. 3089 (November 12, 2003).

**PARTICIPATION:**

Southern Gulf Islands Skana Water Service Area #47, U(764)

**MAXIMUM LEVY:**

Greater of \$54,100 or \$9.65 / \$1,000 of actual assessed value of land and improvements.

**COMMISSION:**

Skana Water Service committee established by Bylaw # 3133 (Dec 10, 2003).

**FUNDING:**

**User Charge:** Annual charge per single family equivalency unit connected to the system.

**Parcel Tax:** Annual charge only on properties capable of being connected to the system.

**Connection Charges:** At cost or minimum of \$1,000.

**RESERVE FUND:**

Capital Reserve Fund, established by Bylaw # 3192 (July 14, 2004)  
Operating Reserve Fund, established by Bylaw # 4144 (December 14, 2016)

# APPENDIX A

2.642 - Skana Water (Mayne)	2025		BUDGET REQUEST				FUTURE PROJECTIONS			
	BOARD BUDGET	ESTIMATED ACTUAL	CORE BUDGET	ONGOING	ONE-TIME	TOTAL	2027	2028	2029	2030
<u>OPERATING COSTS</u>										
Operations Service Contract	19,700	21,240	20,050	-	-	20,050	20,450	20,860	21,280	21,710
Repairs & Maintenance	11,330	14,120	2,640	-	-	2,640	8,700	12,760	2,820	2,880
Allocations	6,747	6,747	7,549	-	-	7,549	7,716	7,896	8,080	8,258
Water Testing	3,600	5,300	3,700	-	-	3,700	3,798	3,900	4,003	4,109
Electricity	3,400	3,500	3,600	-	-	3,600	3,670	3,740	3,810	3,890
Supplies	810	950	940	-	-	940	960	980	1,000	1,020
Labour Charges	26,710	34,600	28,313	-	-	28,313	28,880	29,460	30,050	30,650
Water Conservation	-	-	-	3,000	-	3,000	3,000	3,000	3,000	3,000
Other Operating Expenses	3,510	3,570	3,768	-	-	3,768	3,851	3,934	4,032	4,133
<b>TOTAL OPERATING COSTS</b>	<b>75,807</b>	<b>90,027</b>	<b>70,560</b>	<b>3,000</b>	<b>-</b>	<b>73,560</b>	<b>81,025</b>	<b>86,530</b>	<b>78,075</b>	<b>79,650</b>
*Percentage Increase over prior year			-6.9%	4.0%		-3.0%	10.1%	6.8%	-9.8%	2.0%
<u>DEBT / CAPITAL /RESERVES</u>										
Transfer to Operating Reserve Fund	9,000	4,000	9,000	-	-	9,000	9,000	9,000	9,000	9,000
Transfer to Capital Reserve Fund	26,445	18,294	24,970	-	-	24,970	26,665	28,250	29,465	30,230
MFA Debt Principal	-	-	-	-	-	-	14,410	27,161	28,564	31,880
MFA Debt Interest	569	-	-	20,340	-	20,340	39,245	52,704	57,190	84,593
MFA Debt Reserve Fund	500	-	-	5,650	-	5,650	5,000	550	1,300	10,000
<b>TOTAL DEBT / RESERVES</b>	<b>36,514</b>	<b>22,294</b>	<b>33,970</b>	<b>25,990</b>	<b>-</b>	<b>59,960</b>	<b>94,320</b>	<b>117,665</b>	<b>125,519</b>	<b>165,703</b>
<b>TOTAL COSTS</b>	<b>112,321</b>	<b>112,321</b>	<b>104,530</b>	<b>28,990</b>	<b>-</b>	<b>133,520</b>	<b>175,345</b>	<b>204,195</b>	<b>203,594</b>	<b>245,353</b>
*Percentage Increase over prior year			-6.9%	25.8%		18.9%	31.3%	16.5%	-0.3%	20.5%
<u>FUNDING SOURCES (REVENUE)</u>										
Transfer from Operating Reserve Fund	(10,000)	(10,000)	-	-	-	-	(6,000)	(10,000)	-	-
User Charges	(73,780)	(73,780)	(75,990)	(3,000)	-	(78,990)	(82,150)	(85,440)	(88,000)	(90,640)
Other Revenue	(100)	(100)	(100)	-	-	(100)	(100)	100	(100)	200
<b>TOTAL REVENUE</b>	<b>(83,880)</b>	<b>(83,880)</b>	<b>(76,090)</b>	<b>(3,000)</b>	<b>-</b>	<b>(79,090)</b>	<b>(88,250)</b>	<b>(95,340)</b>	<b>(88,100)</b>	<b>(90,440)</b>
<b>REQUISITION - PARCEL TAX</b>	<b>(28,441)</b>	<b>(28,441)</b>	<b>(28,440)</b>	<b>(25,990)</b>	<b>-</b>	<b>(54,430)</b>	<b>(87,095)</b>	<b>(108,855)</b>	<b>(115,494)</b>	<b>(154,913)</b>
*Percentage increase over prior year										
User Fees			3.0%	4.1%		7.1%	4.0%	4.0%	3.0%	3.0%
Requisition			0.0%	91.4%		91.4%	60.0%	25.0%	6.1%	34.1%
<b>Combined</b>			<b>2.2%</b>	<b>28.4%</b>		<b>30.5%</b>	<b>26.9%</b>	<b>14.8%</b>	<b>4.7%</b>	<b>20.7%</b>

Skana Water Reserves  
Summary Schedule  
2026 - 2030 Financial Plan

Reserve/Fund Summary

	Estimated	Budget				
	2025	2026	2027	2028	2029	2030
Operating Reserve Fund	4,739	13,739	16,739	15,739	24,739	33,739
Capital Reserve Fund	34,445	29,415	56,080	69,330	98,795	129,025
Total	39,184	43,154	72,819	85,069	123,534	162,764

<b>Reserve Schedule</b>
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<b>Reserve Fund: 2.642 Skana Water (Mayne) - Operating Reserve Fund</b>
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Bylaw 4144
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<b>Reserve Cash Flow</b>
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Fund: Fund Centre:	1500 105214	Estimated	Budget				
		2025	2026	2027	2028	2029	2030
Beginning Balance		10,311	4,739	13,739	16,739	15,739	24,739
Transfer from Ops Budget		4,000	9,000	9,000	9,000	9,000	9,000
Expenditures		(10,000)	-	(6,000)	(10,000)	-	-
Planned Maintenance Activity		Water System Flushing Program		Reservoir cleaning and inspection	Water System Flushing Program		
Interest Income*		428					
Ending Balance \$		4,739	13,739	16,739	15,739	24,739	33,739

<b><u>Assumptions/Backgrounds:</u></b>
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* Interest in planning years nets against inflation which is not included.
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<b>Reserve Schedule</b>
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<b>Reserve Fund: 2.642 Skana Water (Mayne) - Capital Reserve Fund</b>
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Bylaw 3192
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<b>Reserve Cash Flow</b>
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Fund: 1067 Fund Centre: 101849	Estimated	Budget				
	2025	2026	2027	2028	2029	2030
Beginning Balance	30,151	34,445	29,415	56,080	69,330	98,795
Transfer from Ops Budget	18,294	24,970	26,665	28,250	29,465	30,230
Transfer from Cap Fund	-					
Transfer to Cap Fund	(15,000)	(30,000)	-	(15,000)	-	-
Interest Income*	1,000					
Ending Balance \$	<b>34,445</b>	<b>29,415</b>	<b>56,080</b>	<b>69,330</b>	<b>98,795</b>	<b>129,025</b>

<b><u>Assumptions/Backgrounds:</u></b>
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* Interest in planning years nets against inflation which is not included.
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**CAPITAL REGIONAL DISTRICT**  
**FIVE YEAR CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030**

<b>Service No.</b>	<b>2.642 Skana Water (Mayne)</b>	<b>Carry Forward from 2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
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**EXPENDITURE**

Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$565,000	\$500,000	\$0	\$0	\$0	\$0	\$1,065,000
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineered Structures	\$0	\$30,000	\$0	\$70,000	\$130,000	\$1,000,000		\$1,230,000
Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>\$0</b>	<b>\$595,000</b>	<b>\$500,000</b>	<b>\$70,000</b>	<b>\$130,000</b>	<b>\$1,000,000</b>		<b>\$2,295,000</b>

**SOURCE OF FUNDS**

Capital Funds on Hand	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debenture Debt (New Debt Only)	\$0	\$565,000	\$500,000	\$55,000	\$130,000	\$1,000,000		\$2,250,000
Equipment Replacement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants (Federal, Provincial)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Donations / Third Party Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$30,000	\$0	\$15,000	\$0	\$0	\$0	\$45,000
	<b>\$0</b>	<b>\$595,000</b>	<b>\$500,000</b>	<b>\$70,000</b>	<b>\$130,000</b>	<b>\$1,000,000</b>		<b>\$2,295,000</b>

## Definitions for the 5-year Capital Plan

Asset Class	<p>Asset class is used to classify assets for financial reporting in accordance with the Public Sector Accounting Board (PSAB) 3150.</p> <p><b>L</b> - Land  <b>S</b> - Engineering Structure  <b>B</b> - Buildings  <b>V</b> - Vehicles  <b>E</b> - Equipment</p>
Capital Expenditure Type	<p>Capital expenditure type is used for reporting on asset investments and may be used to justify operational needs for a service.</p> <p><b>Study</b> - Expenditure for feasibility and business case report.  <b>New</b> - Expenditure for new asset only  <b>Renewal</b> - Expenditure upgrades an existing asset and extends the service ability or enhances technology in delivering that service  <b>Replacement</b> - Expenditure replaces an existing asset</p>
Carryforward	<p>Represents the carryforward amount from the prior year capital plan that is remaining to be spent. Forecast this spending over the next 5 years.</p>
Funding Source	<p><b>Debt</b> - Debenture Debt (new debt only)  <b>ERF</b> - Equipment Replacement Fund  <b>Grant</b> - Grants (Federal, Provincial)  <b>Cap</b> - Capital Funds on Hand  <b>Other</b> - Donations / Third Party Funding  <b>Res</b> - Reserve Fund  <b>WU</b> - Water Utility</p> <p>If there is more than one funding source, additional rows are shown for the project.</p>



CAPITAL REGIONAL DISTRICT

5 YEAR CAPITAL PLAN

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Service #: 2.642  
Service Name: Skana Water (Mayne)

PROJECT DESCRIPTION				PROJECT BUDGET & SCHEDULE									
Project Number	Capital Expenditure Type	Capital Project Title	Capital Project Description	Total Project Budget	Asset Class	Funding Source	Carryforward	2026	2027	2028	2029	2030	5 - Year Total auto-populates
18-01	Replacement	Storage Tanks Replacement	Replace the existing storage tanks following successful Loan Authorization.	\$ 1,000,000	E	Debt	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,000,000
23-01	Renewal	Well Protection Upgrades	Carry out well protection upgrades such as signage, shock chlorination of Wells #8 and #13, assess well proximity to septic fields.	\$ 35,000	S	Debt	\$ -	\$ -	\$ -	\$ 5,000	\$ 30,000	\$ -	\$ 35,000
25-01	Replacement	Water Sample Station Improvements	Replacement of the three dead end flush points with below grade flush points.	\$ 30,000	S	Res	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
28-01	New	Petition / Alternative Approval Process	Conduct an alternative approval process (AAP) to seek elector assent to borrow funds for watermain replacement program.	\$ 15,000	S	Res	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
28-02	Replacement	Watermain Replacement Program	Budget to initiate a watermain replacement program.	\$ 3,000,000	S	Debt	\$ -	\$ -	\$ -	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 1,150,000
26-01	New	Source Water Surveillance	Improvements to monitoring and control of the water supply system, including well #8 and well#13	\$ 65,000	E	Debt	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
													\$ -
			Grand Total	\$ 4,145,000				\$ 595,000	\$ 500,000	\$ 70,000	\$ 130,000	\$ 1,000,000	\$ 2,295,000

# APPENDIX A

<b>Service:</b> 2.642 Skana Water (Mayne)			
<b>Project Number</b> 18-01	<b>Capital Project Title</b> Storage Tanks Replacement	<b>Capital Project Description</b> Replace the existing storage tanks following successful Loan Authorization.	<b>Project Rationale</b> The existing storage tanks are at the end of their design life and do not meet seismic requirements. It is proposed to replace the existing tanks with a bolted steel tank.
<b>Project Number</b> 23-01	<b>Capital Project Title</b> Well Protection Upgrades	<b>Capital Project Description</b> Carry out well protection upgrades such as signage, shock chlorination of Wells #8 and #13, assess well proximity to septic fields.	<b>Project Rationale</b> Funds are required to carry out well protection upgrades such as signage, shock chlorination of Wells #8 and #13, assess well proximity to septic fields. This project is pushed out because of recent improvements noticed following the well capping project. If water quality issues present again, this program would then be initiated.
<b>Project Number</b> 25-01	<b>Capital Project Title</b> Water Sample Station Improvements	<b>Capital Project Description</b> Replacement of the three dead end flush points with below grade flush points.	<b>Project Rationale</b> Opportunity to improve Waugh Rd, Aya Reach and Skana Gate dead end points that are nearing end of life. The revised configuration should be designed to reduce the risk of groundwater intrusion with consideration for replacement to below grade flush points with separate sample ports.
<b>Project Number</b> 28-01	<b>Capital Project Title</b> Petition / Alternative Approval Process	<b>Capital Project Description</b> Conduct an alternative approval process (AAP) to seek elector assent to borrow funds for watermain replacement program	<b>Project Rationale</b> Petition or AAP for project 28-02
<b>Project Number</b> 28-02	<b>Capital Project Title</b> Watermain Replacement Program	<b>Capital Project Description</b> Budget to initiate a watermain replacement program.	<b>Project Rationale</b> Interim budget to advance watermain replacements within the water system. Budget and prioritization will be further refined continually through planning and design.
<b>Project Number</b> 26-01	<b>Capital Project Title</b> Source Water Surveillance	<b>Capital Project Description</b> Improvements to monitoring and control of the water supply system, including well #8 and well#13	<b>Project Rationale</b> Improvements include remote monitoring and control of backup well #8, source water surveillance improvements at the primary well #13 and measures to respond to water quality concerns. These improvements will allow operations staff to better monitor water trends in real time and respond to operational issues or trend against depletion of groundwater sources. It is anticipated that level transmitters, flow meters, SCADA and communications improvements will all be included. These projects are required to support a the ongoing delivery of this water service. Deferring these projects will increase the risk of service disruptions, costly emergency repairs, and increase operational costs.

## 2.642 - Skana Water

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### Capital Projects

Updated @ Sep 19, 2025

Year	Project#	Capital Plan#	Status	Capital Project Description	Total Project Budget	Spending		Total Funding in Place
						Expenditure Actuals	Remaining Spending	
2022	CE.623.5901	17-04	Locked	Well #8 Upgrade	30,000	14,718	15,282	30,000
2024	CE.623.5902	17-04	Open	Well #8 SCADA Automation Options	10,000	-	10,000	10,000
2024	CE.883.4501	24-02	Close	Storage Tank Options Assessment	20,000	18,161	1,839	20,000
2025	CE.883.4505	17-03	Open	Petition/AAP for future borrowing	15,000	3,157	11,843	15,000
				<b>Totals</b>	<b>75,000</b>	<b>36,036</b>	<b>38,964</b>	<b>75,000</b>

Service: **2.642 Skana Water (Mayne)**Committee: **Electoral Area**

<u>Year</u>	<u>Taxable Folios</u>	<u>Parcel Tax</u>	<u>SFE's</u>	<u>User Charge</u>	<u>Tax &amp; Charges</u>	<u>Bylaw</u>	<u>Actual Assessments \$(000's)</u>
2017	73	\$278.98	46	\$949.78	<b>\$1,228.76</b>	4170	13,844.20
2018	73	\$332.62	47	\$905.43	<b>\$1,238.05</b>	4233	15,306.80
2019	73	\$332.62	47	\$905.00	<b>\$1,237.62</b>	4311	18,322.20
2020	73	\$332.62	48	\$909.38	<b>\$1,242.00</b>	4337	19,309.80
2021	73	\$329.95	48	\$927.38	<b>\$1,257.33</b>	4389	21,316.40
2022	73	\$346.03	48	\$1,073.02	<b>\$1,419.05</b>	4471	30,334.60
2023	73	\$370.25	50	\$1,181.80	<b>\$1,552.05</b>	4524	33,868.80
2024	73	\$383.23	52	\$1,233.85	<b>\$1,617.08</b>	4587	34,441.90
2025	73	\$410.06	53	\$1,392.08	<b>\$1,802.14</b>	4649	36,818.20
2026	73	\$784.76	53	\$1,490.38	<b>\$2,275.14</b>		

**Change from 2025 to 2026**

\$374.70

91.38%

\$98.30

7.06%

\$473.00

26.25%

