Financial Reports

2024

Revenue and Expense Statement

BCCA Financial Reports - March 8, 2025 AGM

BCCA 2024 Revenue and Expense Statement - Dec 31, 2024				
January 1 2024 Opening Balance - $9766.35				
Category	**Revenue**	**Percent**	**Expense**	**Percent**
Donations	$ 3,559.05	7.95%	$ -	0.00%
Grants	$ 18,042.25	40.28%	$ -	0.00%
Fundraising	$ 10,816.44	24.15%	$ 4,599.51	10.07%
Rentals	$ 10,137.50	22.63%	$ 95.00	0.21%
Operating Expenses	$ 17.00	0.04%	$ 11,267.36	24.67%
Capital Expenditures	$ 1,248.95	2.79%	$ 29,709.84	65.05%
Other	$ 973.52	2.17%	$ -	0.00%
Total	$ 44,794.71		$ 45,671.71	

2024 Net Revenue & Expense	**$ (877.00)**
Dec 2024 Closing Bank Balance	**$ 8,720.95**
Cash on Hand	**$ 168.90**
Total	**$ 8,889.85**

Expense Budget

2024 Annual Expense Budget			
Budget Item	**Estimated Cost**	**Actual Cost**	
NS Power	$1,500.00	**$1,844.23**	-$344.23
Propane	$1,500.00	**$1,689.86**	-$189.86
Building Insurance	$2,400.00	**$2,459.00**	-$59.00
Registry of Join Stocks	$35.00	**$43.60**	-$8.60
Misc Supplies & Stationary	$500.00	**$823.17**	-$323.17
Misc Services, Hardware,etc	$2,500.00	**$4,005.80**	-$1,505.80
Municipal Taxes	$350.00	**$362.32**	-$12.32
Total	**$8,785.00**	**$11,227.98**	-$2,442.98
Daily Amount	$24.07	$30.76	

Hall Usage

2024

In 2024 the Broad Cove Hall was used 240 times for a total of 570 hours.

Rental types included:

- Fitness – Open to the public
- Meetings – private and public
- Birthday Parties -Private
- Artist workshops – open to the public
- MODL workshops -open to the public
- Music – Open to the public
- Dinners- Open to the public
- Talks – open to the public
- Playgroup -open to the public
- Weddings – Private
  Other various …

BCCA – Mandate

To provide hall facilities for the residents and various organizations of the community of Broad Cove and for such other persons or organizations as may wish to rent said facilities.

Hall Maintenance

2024

Activities that took place

- Fire Extinguisher inspections/upgrades
- Annual water test
- Water treatment – UV and sediment filter replacements
- Furnace Filter replacements
- Emergency Lighting tests
- Review/update fire plan
- Lawn mowing/snow removal
- Schedule cleaning services
- Shed & storage organizing and clean up
- Additional new wooden chairs
- Stairway painting
- Hallway painting (after water damage)
- Upgrade light fixtures

BCCA Events

2024

Events hosted by BCCA

- Hawaiian Night – Dinner, drinks and Music
- Pastry Workshop x 2 (Spring and fall) – Pie and Rough Puff Pastry
- Bake sale – cookies, cakes, pies, bread and much more
- Adopt a Highway – community garbage picks up
- Coastal Adaptation – Presentation by Kristen Ellis
- Summer Ice Cream Social -Ice cream, outdoor games and socialization
- Broad Cove Fun Run …Amazing turn out!!!!!!
- Potluck Supper – amazing homecooked treats from the community ☺

Special thanks

To all the volunteers hosting and managing the monthly coffee mornings.

Well, attended and enjoyed by community and friends.

Chair Report

2024

Association Mandates

A. To provide hall facilities for the residents and various organizations of the community of Broad Cove and for such persons or organizations as may wish to rent said facilities.
B. To protect and preserve the Broad Cove Beach and adjacent lands in their natural state for the enjoyment of the residents of Broad Cove and any such persons who share this objective.

Behind the scenes

Early each year possible grants that can support and sustain the Association are researched. In 2024 we applied for the following grants and were successful.

- NS Facilities Improvement grant- Hall Siding
- MODL Major Recreation grant- Hall Siding
- MODL Annual Operating grant- Run the business
- MODL leadership Grant – Food handlers Course
- MODL recreation Grant (Fun Run)

We also applied for the Age Friendly Grant (in Dec) for 2025 but were unsuccessful in receiving funding.

The BCCA meets at least 10 times a year on average , we also have an active Events Planning committee that meets 6-8 times a year depending on the details of the events we are planning .
Members of the Association attended MODL council meetings, emailed government officials and attend various workshops. Attendance at these various meetings, workshops and events allows the Association to remain current in our knowledge.

Supporting the mandates means we have many responsibilities for the operation of the hall.

Chair Report

Planning

BCCA finishes each year working on the strategic plan that supports the current vision for the hall, so we are ready to hit the ground running in the new year…

The vision **" a warm and welcoming place for all ages and abilities year-round, with a reduced carbon footprint."**

A plan was started in 2014 and continues to evolve now as years pass and needs change.

In 2024 we opted to focus on two key items in our Capital Project, replacement of rotting shingles (3 sides of the hall) and a safety concern with having no rain gutters. The project was successful with the financial support of MODL, NS government, fund raising, A LOT of in-kind labour and community donations.

The capital project work is not finished, and we have items on the plan that will need to complete when funding becomes available.

Expense Planning (Operating costs) for the hall is now key in our strategic planning exercise as we want to ensure we are maintaining all the investments that were put into the hall so far. Painting of stairs and trim , addition of handrails and repairs due to water overflow in the washrooms were completed in early 2024.

MODL offers a grant in support of "operational" costs and in 2024 we applied and obtained $1887.00.

Max on the grant is $5000.0- and will be only 50% of your estimated expenses .

Some expense items can be unplanned and therefore are not budgeted for. In Dec 2024 the hall furnace quit, resulting in a $6000.00 repair. MODL supported us in providing $2000.00 from there emergency assistance budget line.

Read Trudy's email.

Financial Planning and Management involve careful budgeting and monitoring. Establishing a budget using income sources against operational expenses can sometimes result in needing to make changes in how and where we get our income.

There are many contributors to the increase in expense costs. The rental hours increased 367% since 2022. With this increase comes an increase in operational costs, such as cleaning, heating,

Chair Report

electricity, Simple things like TP and dish soap. Therefore, a review of the rental rates was necessary and resulted in the rental fee increase.

Volunteering

I'd like to take a moment to recognize and thank the incredible group of volunteers in the Broad Cove Community Association.

The running of a facility like this doesn't happen without the dedication and hard work of individuals who give their time and energy to make sure everything runs smoothly. A lot of time is spent on grant writing, rental management, financial management , maintenance, cooking , planning , newsletters, fundraising, and so much more. I am truly grateful for your continued support so thank you.

I want to also thank all our community volunteers and patrons, your commitment to the community and its mandates does not go unnoticed. Supporting fundraising events, hosting coffee mornings, picking up garbage on the side of the road…whether you helped in big or small way, you contribution stands out.

Our community is better for it. So, thank you!

Shelley Scott

Chair Report

Shelley Scott

Hall Rates

Rates prior to Oct 1, 2024

	Broad Cove Residents	Non-Residents
Hourly	$25.00	$30.00
½ day (4 hours)	$45.00	$55.00
Daily (not overnight)	$85.00	$95.00
+ Full Kitchen Fee	$25.00	$25.00

Specials

Weekend rental: From Friday 5:00 PM to Sunday 5:00 PM Full use of kitchen $250.00

Payment to be made in advance of event. Etransfer to treasurer@broadcovehall.ca or Cheque made out to Broad Cove Community Association

Free of Charge for Memorial Services or Celebrations of Life for Broad Cove residents (full or part time, past or present)

*Basic kitchen access to coffee makers, kettles, fridge use are included in the hourly rental rate If the kitchen is used for meal preparations or catering, the full kitchen access fee must be paid.

*$100.00 refundable damage and cleaning deposit must be paid in advance when running a bar or large food event

Hall Rates

Current Hall Rental Rates effective Oct 1, 2024

	Broad Cove Residents	Non-Residents
Hourly	$35.00	$40.00
+ Full Kitchen Fee	$25.00	$25.00

Basic kitchen access includes coffee makers, kettles, fridge and is included in the hourly rental rate
If the kitchen is used for meal preparations or catering, the full kitchen access fee must be paid.

$100.00 refundable damage deposit must be paid in advance when running a bar or large food event

Bundles

Weekend rental: From Friday 12:00 PM to Sunday 12:00 PM, including the full use of kitchen $1000.00

Book 6 hourly rentals and get 1 of the 6 rentals free.

Payment to be made in advance of event. Etransfer to treasurer@broadcovehall.ca or Cheque made out to Broad Cove Community Association

Free of Charge for Memorial Services or Celebrations of Life for Broad Cove residents (full or part time, past or present)

Changes

Increased hourly rates $10
Removed ½ and full day rates
Changed weekend Special rate
Changed rate of 6 rental special

Hall Rates

- Last increased in 2022 by 25%
- operational costs are continuing to increase
- Increased rentals=increased operational costs
- behaviour changes in rentals- weddings and other social gatherings are booking 8-12 months in advance.
- Risk of reduction of in-Kind labour (lawn care and Snow removal)

Supporting data

Increase operational Costs

Expense year	Daily Operational	Yearly operational	Year over year % increase
2020			
2021	$ 12.37	$ 4,515.05	No data
2022	$ 15.18	$ 5,540.70	19%
2023	$ 22.12	$ 8,073.80	31%
2024	$ 30.76	$ 11,800.00	28%
2025	$ 35.07	12,800.00	12%

Operational costs including in-kind labour

Expense year	Daily Operational	Yearly operational	In kind	Total Opertation costs	Total Daily
2020					No data
2021	$ 12.37	$ 4,515.05	$ 3,600.00	$ 8,115.05	$ 22.23
2022	$ 15.18	$ 5,540.70	$ 4,120.00	$ 9,660.70	$ 26.47
2023	$ 22.12	$ 8,073.80	$ 5,680.00	$ 13,753.80	$ 37.68
2024	$ 30.76	$ 11,800.00	$ 8,800.00	$ 20,600.00	$ 56.44

**In Kind value include Lawn mowing/snow removal , General daily maintenance and management of Hall bookings*.

Hall Rates

Expense year	Operational costs	Rental Income
2021	$ 4,515.00	$ 2,114.00
2022	$ 5,540.70	$ 170.00
2023	$ 8,073.80	$ 4,152.00
2024	$ 11,800.00	$ 10,137.50

Project Management

Completing the renovation to the hall exterior was voted the top priority by the BCCA Board: the exterior shingles were worn and without gutters the deck on the east side of the hall was a slip hazard for community members.

With the help from Contractor Kevin Clattenburg, Champion Gutters and the dedicated team of volunteers the warn shingles were removed from the north, east and south exterior walls of the Broad Cove Hall, and weather barrier and the beautiful new Cape Cod wood siding, trim and gutters installed.

The project team worked diligently from September 7 – October 31 contributing 469 hours of in-kind labor A big thanks to Maynard Wolfe, Danny Eddy, Gary Herman, Ken Thomas, Claire Eddy, Shelley Scott, Brenda Herman, Kevin Herman, Ed Herman.

The project team kept the site tidy throughout this period to minimize impacts on booked events at the hall.

The renovation was possible due to the generosity of so many:

- Community Donations $1400
- BCCA Fund raising events $11,530
- MODL Major Capital Grant $5267
- Province CFIP Grant $10,000
- volunteer project team in-kind labor $9380

Total actual project costs were $28,197.60.

With the project complete our refurbished hall is weather tight and ready for generations of community use.

