Cowichan Lake Recreational Community Inc.
AGM Operating Budget 2024
October 1 2024 - September 30, 2025
59 Shareholders

		2024 ACTUAL	2024 - 2025 Budget
Income			
Pad & Seasonal Rentals		$12,460.85	$18,000.00
Property Taxes/Hydro Collected		$46,174.41	$49,350.00
AGM Roadway Levy		$59,000.00	$0.00
Shared Operating Costs - Collected		$140,207.01	$121,360.00
	Total Income	$257,842.27	$188,710.00
Expenses			
Legal		$3,504.14	$4,000.00
Accounting		$0.00	$3,500.00
Banking fees & interest		$476.25	$500.00
Bookkeeping		$1,897.52	$0.00
Caretaker		$28,000.00	$28,000.00
Insurance		$5,727.00	$6,000.00
Office Expense		$343.28	$500.00
Property Taxes - Individual Lots		$28,573.84	$30,000.00
Expenses - Common Property		$3,650.49	$6,000.00
Water		$1,004.97	$2,000.00
Repairs & Maintenance		$7,467.97	$17,000.00
Repairs & Maintenance- Treatment System **		$72,036.29	$26,220.00
Septic		$0.00	$2,500.00
Hydro Individual Lots		$14,419.22	$19,350.00
Hydro - Sewage Treatment System		$5,311.08	$6,000.00
Hydro - Common Property House		$3,810.49	$4,000.00
Hydro - Rentals		$160.00	$500.00
Internet Treatment System		$1,893.59	$2,640.00
Garbage - Bin		$4,006.74	$4,500.00
Garbage - CVRD User Rates		$420.96	$500.00
Capital Projects		$21,387.47	$25,000.00
Amortization - Estimated		$97,000.00	$0.00
	Total Expenses	$301,091.30	*$188,710.00*
Reserve/Emergency Fund		-$43,249.00	$0.00
	Operational Loss	-$0.03	*$188,710.00*

Notes:

Repairs & Maintenance - Treatment System	$33,904.00	Final Payment to MSR for Project
Capital Projects - Re-development costs of Lot 9 and 13	$10,660 for Lot 13	
	$10,183 for Lot 9	