Cowichan Lake Recreational Community Inc.

AGM Operating Budget 2024

October 1 2023 - September 30 2024

59 Shareholders

	2023 ACTUAL	2024 Budget
Income		
Pad & Seasonal Rentals	$5,773.00	$6,216.00
Property Taxes/Hydro Collected	$47,443.94	$45,903.82
Shared Operating Costs - Collected	$98,221.06	$140,207.00
Total Income	$151,438.00	$192,326.82
Expenses		
Legal	$7,817.00	$4,000.00
Accounting	$2,457.00	$2,600.00
Bookkeeping	$3,020.23	$3,600.00
Caretaker	$24,000.00	$25,000.00
Insurance	$5,740.00	$6,000.00
Office Expense	$529.00	$1,000.00
Property Taxes - Individual Lots	$28,630.00	$27,170.00
Property Taxes - Common Property	$0.00	$1,843.00
Water	$4,590.00	$3,000.00
Repairs & Maintenance	$16,350.00	$17,000.00
Repairs & Maintenance- Treatment System		$40,100.00
Septic	$2,940.00	$2,500.00
Hydro Individual Lots	$22,219.35	$18,733.82
Hydro - Sewage Treatment System		$3,600.00
Hydro - Common Property House		$3,600.00
Internet Treatment System	$633.97	$1,680.00
Garbage - Bin	$189.85	$4,500.00
Garbage - CVRD User Rates	$395.60	$400.00
Bank Charges	$65.00	$1,000.00
Ammortization	$33,114.00	$0.00
Total Expenses	$152,691.00	*$167,326.82*
Reserve/Emergency Fund	$0.00	$25,000.00
Operational Loss	$1,253.00	*$192,326.82*
		2024 Operating Budget

NOTES:

No Garbage was paid in 2023 Double budget allocated for 2024

Propert Taxes based on Roll Assessment reconcilation provided by BC Assessment

This report reflects actual costs to operate

Actual financial statements to be prepared by Roset Lanyon Accountants

2024 AGM Property Tax Valuation

BC Assessment 2023				BC Assessment 2024			
UNIT	LAND	IMPROVEMENT	2023 Total Assessment	**LAND**	**IMPROVEMENT**	**2024 Total**	**Assessment**
1A	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.97	$ 44,459.97	$ 190.52
1B	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.97	$ 44,459.97	$ 190.52
2	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
3	$ 89,300.00	$ 274,401.41	$ 363,701.41 $ 1,465.04	$ 83,800.00	$ 219,036.93	$ 302,836.93	$ 1,297.71
4A	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.96	$ 44,459.96	$ 190.52
4B	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.96	$ 44,459.96	$ 190.52
5	$ 89,300.00	$ 252,510.41	$ 341,810.41 $ 1,376.86	$ 83,800.00	$ 220,249.93	$ 304,049.93	$ 1,302.91
6	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
7	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
10	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
11	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
12	$ 89,300.00	$ 241,069.41	$ 330,369.41 $ 1,330.77	$ 83,800.00	$ 210,570.93	$ 294,370.93	$ 1,261.43
14A	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.97	$ 44,459.97	$ 190.52
14B	$ 44,650.00	$ 858.71	$ 45,508.71 $ 183.32	$ 41,900.00	$ 2,559.97	$ 44,459.97	$ 190.52
15	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
17	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
18	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
19	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
20	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
21	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
22	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
23	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
24	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
25	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
26	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
27	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
28	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
29	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
30	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
31	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
32	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
33	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
34	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
35	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
36	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
37	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
38	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
39	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
40	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
41	$ 74,300.00	$ 1,717.41	$ 76,017.41 $ 306.21	$ 68,800.00	$ 5,119.93	$ 73,919.93	$ 316.76
42	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
43	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
44	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
45	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
46	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
47	$ 89,300.00	$ 1,717.41	$ 91,017.41 $ 366.63	$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
48	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
49	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
50	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
51	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
52	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
53	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
54	$ 109,300.00	$ 258,426.41	$ 367,726.41 $ 1,481.25	$ 103,800.00	$ 225,600.93	$ 329,400.93	$ 1,411.54
55	$ 109,300.00	$ 258,426.41	$ 367,726.41 $ 1,481.25	$ 103,800.00	$ 225,600.93	$ 329,400.93	$ 1,411.54
56	$ 109,300.00	$ 258,426.41	$ 367,726.41 $ 1,481.25	$ 103,800.00	$ 225,600.93	$ 329,400.93	$ 1,411.54
57	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
58	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
59	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74
60	$ 109,300.00	$ 1,717.41	$ 111,017.41 $ 447.19	$ 103,800.00	$ 5,119.93	$ 108,919.93	$ 466.74

9 R	$ 89,300.00	$ 1,717.41	$ 91,017.41	$ 366.63
13 R	$ 89,300.00	$ 1,717.41	$ 91,017.41	$ 366.63
16 CP		$ 245,487.00	$ 245,487.00	$ 988.86

$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
$ 83,800.00	$ 5,119.93	$ 88,919.93	$ 381.04
$ 68,800.00	$ 182,964.93	$ 251,764.93	$ 1,078.86

Total Taxes

***Notes**

Unit 6,7 & 15 receive individual Property Tax Assessments for Improvements

Be advised you may receive an assessment in July if property tax bill comes in higher

FORMULA	*RATE = The Property Tax Bill (divided by) the assessed value*	Rate
	Rate ***=28629.83/6681141.94***	**0.00428517**

INDIVIDUAL HYDRO Meter Readings							
Unit #	**Sep 30 2022**	**Sep 26 2023**	**KWH**	**Rate**	**Subtotal**	**GST**	**Total**
1A	10757	12704	1947	0.13	$ 253.11	$ 12.66	$ 265.77
1B	5357	9144	3787	0.13	$ 492.31	$ 24.62	$ 516.93
2	0	4186	4186	0.13	$ 544.18	$ 27.21	$ 571.39
3	0	5078	5078	0.13	$ 660.14	$ 33.01	$ 693.15
4A	0	635	635	0.13	$ 82.55	$ 4.13	$ 86.68
4B	0	2186	2186	0.13	$ 284.18	$ 14.21	$ 298.39
5	0	6476	6476	0.13	$ 841.88	$ 42.09	$ 883.97
6	0	3422	3422	0.13	$ 444.86	$ 22.24	$ 467.10
7	0	7714	7714	0.13	$ 1,002.82	$ 50.14	$ 1,052.96
17	1298	2331	1033	0.13	$ 134.29	$ 6.71	$ 141.00
18	57283	63238	5955	0.13	$ 774.15	$ 38.71	$ 812.86
19	35840	37163	1323	0.13	$ 171.99	$ 8.60	$ 180.59
20	51916	55628	3712	0.13	$ 482.56	$ 24.13	$ 506.69
21	43174	46528	3354	0.13	$ 436.02	$ 21.80	$ 457.82
22	22672	24588	1916	0.13	$ 249.08	$ 12.45	$ 261.53
23	15815	19509	3694	0.13	$ 480.22	$ 24.01	$ 504.23
24	7276	9464	2188	0.13	$ 284.44	$ 14.22	$ 298.66
25	1446	3394	1948	0.13	$ 253.24	$ 12.66	$ 265.90
26	5432	6880	1448	0.13	$ 188.24	$ 9.41	$ 197.65
27	4331	5159	828	0.13	$ 107.64	$ 5.38	$ 113.02
28	6973	8303	1330	0.13	$ 172.90	$ 8.65	$ 181.55
29	10174	12750	2576	0.13	$ 334.88	$ 16.74	$ 351.62
30	14978	19165	4187	0.13	$ 544.31	$ 27.22	$ 571.53
31	1812	2164	352	0.13	$ 45.76	$ 2.29	$ 48.05
32	6255	7424	1169	0.13	$ 151.97	$ 7.60	$ 159.57
33	7592	9103	1511	0.13	$ 196.43	$ 9.82	$ 206.25
34	4634	5733	1099	0.13	$ 142.87	$ 7.14	$ 150.01
35	26717	28690	1973	0.13	$ 256.49	$ 12.82	$ 269.31
36	21078	23316	2238	0.13	$ 290.94	$ 14.55	$ 305.49
37	14576	16043	1467	0.13	$ 190.71	$ 9.54	$ 200.25
38	57641	63527	5886	0.13	$ 765.18	$ 38.26	$ 803.44
39	37971	39415	1444	0.13	$ 187.72	$ 9.39	$ 197.11
40	42560	44246	1686	0.13	$ 219.18	$ 10.96	$ 230.14
41	22880	25056	2176	0.13	$ 282.88	$ 14.14	$ 297.02
42	25430	26219	789	0.13	$ 102.57	$ 5.13	$ 107.70
43	21511	23491	1980	0.13	$ 257.40	$ 12.87	$ 270.27
44	19795	21643	1848	0.13	$ 240.24	$ 12.01	$ 252.25
45	11974	13957	1983	0.13	$ 257.79	$ 12.89	$ 270.68
46	1823	2636	813	0.13	$ 105.69	$ 5.28	$ 110.97
47	1077	2081	1004	0.13	$ 130.52	$ 6.53	$ 137.05
48	1239	2378	1139	0.13	$ 148.07	$ 7.40	$ 155.47
49	1059	2113	1054	0.13	$ 137.02	$ 6.85	$ 143.87

50	33632	34922	1290	0.13	$ 167.70	$ 8.39	$ 176.09
51	1058	2162	1104	0.13	$ 143.52	$ 7.18	$ 150.70
52	2039	4079	2040	0.13	$ 265.20	$ 13.26	$ 278.46
53	769	1663	894	0.13	$ 116.22	$ 5.81	$ 122.03
54	65094	68820	3726	0.13	$ 484.38	$ 24.22	$ 508.60
55	77730	82837	5107	0.13	$ 663.91	$ 33.20	$ 697.11
56	87365	90232	2867	0.13	$ 372.71	$ 18.64	$ 391.35
57	13486	16648	3162	0.13	$ 411.06	$ 20.55	$ 431.61
58	27297	32464	5167	0.13	$ 671.71	$ 33.59	$ 705.30
59	27154	31653	4499	0.13	$ 584.87	$ 29.24	$ 614.11
60	21630	26484	4854	0.13	$ 631.02	$ 31.55	$ 662.57
							$ 18,733.81

Annual Assessments based on Budget

UNIT	Operating Expenses	Property Taxes	Hydro	Annual Total
1A	$ 2,376.39	$ 190.52	$ 265.77	$ 2,832.68
1B	$ 2,376.39	$ 190.52	$ 516.93	$ 3,083.84
2	$ 2,376.39	$ 381.04	$ 571.39	$ 3,328.82
3	$ 2,376.39	$ 1,297.71	$ 693.15	$ 4,367.25
4A	$ 2,376.39	$ 190.52	$ 86.68	$ 2,653.59
4B	$ 2,376.39	$ 190.52	$ 298.39	$ 2,865.30
5	$ 2,376.39	$ 1,302.91	$ 883.97	$ 4,563.27
6	$ 2,376.39	$ 381.04	$ 467.10	$ 3,224.53
7	$ 2,376.39	$ 381.04	$ 1,052.96	$ 3,810.39
10	$ 2,376.39	$ 381.04	$ -	$ 2,757.43
11	$ 2,376.39	$ 381.04	$ -	$ 2,757.43
12	$ 2,376.39	$ 1,261.43	$ -	$ 3,637.82
14A	$ 2,376.39	$ 190.52	$ -	$ 2,566.91
14B	$ 2,376.39	$ 190.52	$ -	$ 2,566.91
15	$ 2,376.39	$ 381.04	$ -	$ 2,757.43
17	$ 2,376.39	$ 381.04	$ 141.00	$ 2,898.43
18	$ 2,376.39	$ 466.74	$ 812.86	$ 3,655.99
19	$ 2,376.39	$ 316.76	$ 180.59	$ 2,873.74
20	$ 2,376.39	$ 316.76	$ 506.69	$ 3,199.84
21	$ 2,376.39	$ 316.76	$ 457.82	$ 3,150.97
22	$ 2,376.39	$ 316.76	$ 261.53	$ 2,954.68
23	$ 2,376.39	$ 316.76	$ 504.23	$ 3,197.38
24	$ 2,376.39	$ 316.76	$ 298.66	$ 2,991.81
25	$ 2,376.39	$ 316.76	$ 265.90	$ 2,959.05
26	$ 2,376.39	$ 316.76	$ 197.65	$ 2,890.80
27	$ 2,376.39	$ 316.76	$ 113.02	$ 2,806.17
28	$ 2,376.39	$ 316.76	$ 181.55	$ 2,874.70
29	$ 2,376.39	$ 316.76	$ 351.62	$ 3,044.77
30	$ 2,376.39	$ 316.76	$ 571.53	$ 3,264.68
31	$ 2,376.39	$ 316.76	$ 48.05	$ 2,741.20
32	$ 2,376.39	$ 316.76	$ 159.57	$ 2,852.72
33	$ 2,376.39	$ 316.76	$ 206.25	$ 2,899.40
34	$ 2,376.39	$ 316.76	$ 150.01	$ 2,843.16
35	$ 2,376.39	$ 381.04	$ 269.31	$ 3,026.74
36	$ 2,376.39	$ 381.04	$ 305.49	$ 3,062.92
37	$ 2,376.39	$ 381.04	$ 200.25	$ 2,957.68
38	$ 2,376.39	$ 381.04	$ 803.44	$ 3,560.87
39	$ 2,376.39	$ 381.04	$ 197.11	$ 2,954.54
40	$ 2,376.39	$ 381.04	$ 230.14	$ 2,987.57
41	$ 2,376.39	$ 316.76	$ 297.02	$ 2,990.17

42	$ 2,376.39	$ 466.74	$ 107.70	$ 2,950.83
43	$ 2,376.39	$ 466.74	$ 270.27	$ 3,113.40
44	$ 2,376.39	$ 381.04	$ 252.25	$ 3,009.68
45	$ 2,376.39	$ 381.04	$ 270.68	$ 3,028.11
46	$ 2,376.39	$ 381.04	$ 110.97	$ 2,868.40
47	$ 2,376.39	$ 381.04	$ 137.05	$ 2,894.48
48	$ 2,376.39	$ 466.74	$ 155.47	$ 2,998.60
49	$ 2,376.39	$ 466.74	$ 143.87	$ 2,987.00
50	$ 2,376.39	$ 466.74	$ 176.09	$ 3,019.22
51	$ 2,376.39	$ 466.74	$ 150.70	$ 2,993.83
52	$ 2,376.39	$ 466.74	$ 278.46	$ 3,121.59
53	$ 2,376.39	$ 466.74	$ 122.03	$ 2,965.16
54	$ 2,376.39	$ 1,411.54	$ 508.60	$ 4,296.53
55	$ 2,376.39	$ 1,411.54	$ 697.11	$ 4,485.04
56	$ 2,376.39	$ 1,411.54	$ 391.35	$ 4,179.28
57	$ 2,376.39	$ 466.74	$ 431.61	$ 3,274.74
58	$ 2,376.39	$ 466.74	$ 705.30	$ 3,548.43
59	$ 2,376.39	$ 466.74	$ 614.11	$ 3,457.24
60	$ 2,376.39	$ 466.74	$ 662.57	$ 3,505.70
	$ 140,207.01	$ 27,170.01	$ 18,733.82	$ 186,110.84