Cowichan Lake Recreational Community Inc.

AGM Operating Budget 2026

October 1, 2025 - September 30, 2026

60 Shareholders

	2025 ACTUAL	2025 - 2026 Budget
Income		
Pad & Seasonal Rentals	$28,000.00	$36,000.00
Property Taxes/Hydro Collected	$46,816.00	$47,547.00
Shared Operating Costs - Collected	$121,240.00	$111,238.00
Other Revenue	$226.00	$200.00
Total Income	$196,282.00	$194,985.00
Expenses		
Legal	$4,976.00	$5,000.00
Accounting	$541.00	$2,500.00
Banking fees & interest	$149.00	$500.00
Bookkeeping	$0.00	$0.00
Caretaker	$30,008.00	$28,000.00
Insurance	$6,080.00	$6,500.00
Office Expense	$672.00	$675.00
Property Taxes - Individual Lots	$27,723.00	$29,110.00
Expenses - Common Property	$1,882.00	$2,000.00
Water	$810.00	$1,200.00
Repairs & Maintenance	$29,125.00	$10,000.00
Repairs & Maintenance- Treatment System	$27,671.00	$25,000.00
Septic	$1,981.00	$0.00
Hydro Individual Lots	$13,357.00	$19,500.00
Hydro - Sewage Treatment System	$4,666.00	$6,000.00
Hydro - Common Property & House	$9,658.00	$10,000.00
Hydro - Rentals	$503.00	$500.00
Internet Treatment System	$1,747.00	$2,500.00
Garbage - Bin	$2,155.00	$2,500.00
Garbage - CVRD User Rates	$690.00	$500.00
Capital Projects	$2,000.00	$25,000.00
Transfer to Capital/Contingency Fund		$18,000.00
Amortization	$93,080.00	$0.00
Total Expenses	$259,474.00	*$194,985.00*
Reserve/Emergency Fund	$0.00	$0.00
Operational Loss	-$63,192.00	*$194,985.00*