Caravans West Owner's Association

Proposed Budget 2020

		Approved Budget 2019	Actual to Oct. 15,2019	Proposed Budget 2020
	REVENUE			
1	Annual dues	737,900.00	737,901.76	744,800.00
2	Recoverable Hydro	75,000.00	74,629.26	90,000.00
3	Interest income	3,000.00	8,045.62	7,500.00
4	Co-Owner Rental Agreement Fee	2,000.00	2,043.72	2,000.00
5	Rental Suites	5,000.00	4,335.95	5,000.00
6	Office Suite Rental	-	-	9,600.00
7	Compound/Storage Fee	20,400.00	19,883.80	20,000.00
8	Website Admin Fee	500.00	643.03	500.00
9	Laundry and Shower Coinage	10,000.00	7,053.39	9,500.00
10	Gate Key and Fob	1,500.00	1,636.37	1,500.00
11	Firewood	0.00	366.67	400.00
12	Other Revenue	1,000.00	74.56	500.00
13	Tree Removal	2,000.00	1,000.00	2,000.00
14	Resale Fees	3,600.00	8,400.00	3,600.00
15	Property Tax Assessment	215,000.00	216,273.24	215,000.00
	TOTAL REVENUE	1,076,900.00	1,082,287.37	1,111,900.00
	EXPENSE			
	ADMINISTRATION COSTS			
16	Bank charges, interest expense	700.00	366.99	700.00
17	Gate Cards	700.00	1,380.57	700.00
18	Financial Services (Bookkeep/Acct.)	25,000.00	20,252.50	26,000.00
19	Property Insurance	30,000.00	33,670.00	25,000.00
20	I.C.B.C. Insurance	3,000.00	2,956.00	3,000.00
21	Directors/Officers/Vol Liab. Ins.	1,000.00	750.00	1,000.00
22	Legal Fees	2,000.00	1,756.70	2,000.00
23	License, Fees & Permits	1,500.00	2,106.00	3,000.00
24	Telephone/Internet/Wireless	9,000.00	8,301.76	9,000.00
25	Office Supplies & Equip.	4,000.00	5,856.13	3,500.00
26	Postage/Meter Lease	2,500.00	936.51	1,200.00
27	Courier	3,000.00	2,065.26	2,500.00
28	Photocopier Lease Expense	2,500.00	2,451.02	2,800.00
29	Property Taxes	215,000.00	0.00	215,000.00
30	Advertising	1,500.00	879.90	1,000.00
31	Charitable Donation/Sponsorship	500.00	0.00	500.00
	TOTAL ADMINISTRATIVE COSTS	301,900.00	83,729.34	296,900.00

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		Approved Budget 2019	Actual to Oct. 15,2019	Proposed Budget 2020
	OPERATING COSTS			
32	Propane	25,000.00	19,830.54	24,000.00
33	Pool/HotTub (chemicals)	6,000.00	5,035.74	5,500.00
34	Garbage Removal	40,000.00	23,409.37	36,000.00
35	Sewage Effluent Analysis (Caro)	2,000.00	1,897.30	2,000.00
36	Water Analysis (Caro)	3,000.00	2,632.81	3,000.00
37	Safety Supplies	4,500.00	3,441.44	3,000.00
38	Cleaning Supplies	5,500.00	7,234.82	6,000.00
39	Pest Control	-	1,736.01	1,000.00
40	Vehicle Fuel & Oil	3,000.00	2,001.21	3,000.00
41	Mileage Compensation	500.00	-	500.00
42	Hydro	160,000.00	114,797.11	160,000.00
43	Salaries/Wages/Benefits	310,000.00	249,521.42	315,000.00
44	Work Safe BC	-	1,566.76	1,800.00
45	Security Patrols	-	-	-
46	Ceridian Payroll Service Charges	1,000.00	776.15	1,000.00
47	Employee Incentives	500.00	-	500.00
48	Training	2,500.00	1,940.76	2,500.00
	TOTAL OPERATING COSTS	563,500.00	435,821.44	564,800.00
	REPAIRS & MAINTENANCE			
49	Buildings and satellite washrooms	61,500.00	55,226.85	46,500.00
50	Storage Compounds	2,000.00	1,035.00	2,000.00
51	Sports Facilities/Playground	-	1,486.49	5,000.00
52	Water System - water plant & equip	20,000.00	3,476.23	15,000.00
53	Sewage Plant Parts & Supplies	35,000.00	31,638.61	35,000.00
54	Pools & Hot Tub Maintenance	5,000.00	3,556.47	30,000.00
55	Vehicle Maint -truck, tractor, golf	2,500.00	1,826.03	2,500.00
56	Tree Removal - Reforestation	10,000.00	9,708.20	10,000.00
57	Garden Supplies & Maint.	4,000.00	2,402.50	3,500.00
58	Equip. supplies, misc., shop tools	4,000.00	2,230.34	4,000.00
59	Road Maint. (incl. snow removal)	30,000.00	4,387.60	75,500.00
60	Security Maintenance (Chubb)	3,000.00	2,241.72	3,000.00
61	Security (car passes/mirror hanger)	500.00	-	500.00
62	Fencing & Gate Repairs	1,000.00	3,480.72	3,000.00
63	General Electrical Maint./Supplies	1,000.00	19,026.86	30,000.00
64	Vandalism/Security Cameras	3,000.00	105.00	3,000.00
65	Beachside Dock	-	154.42	200.00
66	Water Infrastructure Upgrade	-	291.25	-
67	Vehicle Replacement	4,000.00	-	4,000.00
68	Hot Tub Replacement	25,000.00	-	-
	TOTAL REPAIRS & MAINTENANCE	211,500.00	142,274.29	272,700.00

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		Approved Budget 2019	Actual to Oct. 15,2019	Proposed Budget 2020	
	PROPERTY TAX ASSESSMENT				
	Property Tax Assessment 2019		216,292.79		
	TOTAL PROPERTY TAX ASSESSMENT		216,292.79		
	TOTAL EXPENSE	1,076,900.00	878,117.86	1,134,400.00	
	NET INCOME/LOSS	-	204,169.51	-22,500.00	
69	**Asset Purchases**			-2,500.00	
	Total			-25,000.00	
	FUNDS TO BE USED FROM PRIOR SURPLUSES			25,000.00	
	Total			0.00	

	Dues	Approved 2019	Proposed 2020	Site Assessments 2019	Site Assessments 2020
	Annual Dues	$ 737,900.00	$ 744,800.00	$ 1,931.68	$ 1,949.74
	Property Tax	$ 215,000.00	$ 215,000.00	$ 562.83	$ 562.83
	Total	$ 952,900.00	$ 959,800.00	$ 2,494.51	$ 2,512.57
	GST for Dues only	$ 36,895.00	$ 37,240.00	$ 96.58	$ 97.49
	Total Dues	$ 989,795.00	$ 997,040.00	$ 2,591.09	$ 2,610.06
	Special Assessment				
	Contingency Fund Increase	$ 100.00	$ 100.00	$ 100.00	$ -
	GST	$ 5.00	$ 5.00	$ 5.00	$ -
	Total	$ 105.00	$ 105.00	$ 105.00	$ -
	Total Special Assement if approved		$ 105.00		
	Total Dues if all assessments approved:		$2,715.06		

Total owed will be the sum of the Dues/Taxes PLUS any approved Special Assessments