



**Strata Plan BCS3191 - Grand Lane**  
**Approved Budget**  
**For the Period from October 1, 2025 to September 30, 2026**

Account	Account Name	2024-10-01 to 2025-08-31 11 Months Actual	2024-10-01 to 2025-09-30 12 months Actual	2024-25 Approved Budget	2025-26 Approved Budget
<b>Strata Fees</b>					
4200	Strata Fees - Operating	58,768.49	64,111.08	64,111	63,611
4205	Strata Fees- CRF Portion	7,333.37	8,000.04	8,000	8,500
4440	Interest Revenue	48.42	60.40	200	50
	<b>TOTAL REVENUE</b>	<u>66,150.28</u>	<u>72,171.52</u>	<u>72,311</u>	<u>72,161</u>
<b>EXPENSE</b>					
<b>General &amp; Administrative Expenses</b>					
	Work Safe	0.00	0.00	50	50
5640	Administration	576.37	614.49	1,000	1,000
5670	Bank Charges	237.47	264.51	200	200
5680	Income Tax Filing	0.00	0.00	575	575
5685	Insurance	14,927.88	16,285.00	17,833	16,285
	Insurance Appraisal	0.00	306.25	280	280
	Legal / Professional Fees	0.00	0.00	100	100
5725	Management Fees	10,921.02	11,913.84	11,914	12,152
5755	Statutory Review of Books	420.00	420.00	420	420
	Fence Reserve	0.00	0.00	10,000	0
	<b>Total General Expenses</b>	<u>27,082.74</u>	<u>29,804.09</u>	<u>42,372</u>	<u>31,062</u>
<b>Building Expenses</b>					
5765	Repair & Maintenance	2,427.47	2,427.47	2,748	2,831
5775	Electricity	182.05	217.72	240	240
5788	Water & Sewer	12,357.60	13,232.60	10,500	13,500
5825	Landscaping	4,250.00	4,800.00	6,930	6,000
5860	Refuse Removal	6,748.59	7,429.65	6,727	7,500
	<b>Total Building Expenses</b>	<u>25,965.71</u>	<u>28,107.44</u>	<u>27,145</u>	<u>30,071</u>
<b>Contingency Reserve Fund</b>					
5910	Transferred to Contingency Reserve Fund	7,333.37	8,000.04	8,000	8,500
	Fence Reserve	0.00	0.00	0	14,600
	<b>Total Transferred to CRF</b>	<u>7,333.37</u>	<u>8,000.04</u>	<u>8,000</u>	<u>23,100</u>
	<b>TOTAL EXPENSE + CRF and Reserve3 Transfer</b>	<u>60,381.82</u>	<u>65,911.57</u>	<u>83,517</u>	<u>84,233</u>
	<b>CURRENT YEAR NET INCOME</b>	5,768.46	6,259.95	-11,206	-12,072
	Operating Surplus (Deficit) Balance Forward	5,812.29	5,812.29	11,206	12,072
	<b>ENDING OP SURPLUS/(DEFICIT)</b>	<u>11,580.75</u>	<u>12,072.24</u>	<u>0</u>	<u>0</u>