HARBOUR PINES RETIREMENT VILLAGE
VILLAGE OPERATIONAL ACCOUNT
FOURTH QUARTER 2025 FINANCIAL NOTES

RECEIPTS

OR 01 This is the total recurrent fees paid by lot owners during the fourth financial quarter 2025.
It includes prepayments as well as underpayments as reconciled monthly to the Bendigo Bank statements.
And is on par with the quarterly budget.

OR 02 Repayment from Strata Account to Operations

OR 03 An advance was provided by the Provider to support cash flow requirements during the quarter.

EXPENDITURE

OE O1 No audit fee is due and payable - budget is quarterly allowance only

OE 02 Garden maintenance costs were higher than budget for the quarter due to seasonal works and reticulation issues

OE 03 Administrative and management fees were on budget for the quarter. These cover staff costs for financial reporting,
correspondence, debtors (not overdue debtors), and creditors.

OE 04 There were no resident events held this quarter, even though they were budgeted for

OE 05 Electricity was higher tha budget for this qaurter we will investigate

OE 06 Telephone and Internet under budget - we will investigate

NOTES TO THE NOTES:

All information is provided in accordance with clauses 17(6)(a)–(e) and 19 of the Fair Trading (Retirement Villages Code) Regulations 2022.
The audit report is provided by an independent auditor who is a registered company auditor (clause 9(b)).
The source of all income is 100% from lot owners.
There is no rental income receivable.
Debt management for long-term debtors (over three months) is met by the lot owners of the debt.