

HARBOUR PINES RETIREMENT VILLAGE
STRATA FEES ACCOUNT

				1Q 2026						
	PA	Budget	Mth		Jul-25	Aug-25	Sep-25	TOTAL	GST	NOTES
	3,874	1/4								
				Opening Balance at Bank	3,874	496	14,874	3,874		
				GST Receipts						
\$	74,712	18,678	6,226	Strata Fees ex Ops	500		18,178	18,678		On Budget
				M/Fee Reimbursment			1,000	1,000		On Par
				Total GST Receipts	500	0	19,178	19,678	1,789	
				Non GST Receipts						
				Water Corp Rebate			6,332	6,332		Negotiated and Finalised
	9,633			Reimburse ex 10YMP (R&M)		9,633		9,633		As per Budget
	16,500			Excess Water 10YMP		16,500		16,500		As previously advised
	9,500			Provider Advance (Water)		9,500		9,500		Working Capital Advance
				Sundry Advance Provider		585	9,500	10,085		Reimbursed
	76,960			Strata Deficit Levy 2025			50,320	50,320		34 Residents have paid
		112,593			Total Non GST Receipts	0	36,218	66,152	102,370	
	191,179	0	0	Total Receipts	500	36,218	85,330	122,048		
				Sub total	4,374	36,714	100,204	125,922		
				LESS GST Expenditure						
	5,160	1,290	430	Admin Fee	430	0	4,730	5,160		On Budget
	1,980	495	165	Audit	440	0		440		On Budget
	1,000	250	83	Electricity				0		On Par
	30,000	7,500	2,500	Insurance	2,005	2,879	2,879	7,763		On Par
				Legal		715		715		Balance of SAT 832
	12,000	3,000	1,000	Management Fee	1,000	12,000		13,000		On Budget
				Facilitation Fee (Water Corp)			1,266	1,266		Unbudgeted
	14,462			Plumbing Repairs Water Leak			11,924	11,924		Under Budget
	12,000	3,000	1,000	Repairs & Maintenance						On Par
	2,000	500	167	Security						
	78,602	16,035	5,345	GST Expenditure	3,875	15,594	20,799	40,268	3,661	
				Non GST Expenses						
				Part Repay 10YMP			8,000	8,000		
	76,960			Strata Levy Repay			50,320	50,320		Reimburse Adder
				Provider Loan Repay		4,160	5,925	10,085		Reimburse Adder
	200	50	17	Bank Fees	3	1	2	6		
	11,538			Excess Water Useage (2025)			10,663	10,663		On Par
	3,000	750	250	Rates		2,084		2,084		Under Budget
	20,000	5,000	1,667	Water Corporation (Useage)				0		See Above
	111,698	5,800	1,933	Total Non GST Expenses	3	6,245	74,910	81,158		
	190,300	21,835	7,278	Total Payments	3,878	21,840	95,709	121,427		
				Closing Balance at Bank	496	14,874	4,495	\$ 4,495		
				Reconciles Bank Statement	53	54	55			
				GST REFUND					-1,872	