

Harbour Pines Retirement Village

Operational Account

Income & Expenditure

2Q 2026

Operational Account Income Notes:

RB **Reconciles to Bank Statement.** This information is being provided in line with the Fair Trading (Retirement Villages Code) Regulations 2022 (FTR) Clause 18.

R1 **Operating Fees:** This is the monthly recurrent fees charged and received including Prepayments, Sinking Fund and Strata Fees contributions. This information is being provided in line with the FTR Clause 18.

R2 **Sinking Fund Fees:** Monies received is less than the budgeted amount due to non paying residents. This information is being provided in line with the FTR Clause 18.

R3 **Strata Fees:** Monies received is less than the budgeted amount due to non paying residents. This information is being provided in line with the FTR Clause 18.

R4 **Adder Gen Advance:** The provider has loaned these monies to the Operational account to assist the smooth operations of the village due to the short/non-payment of some residents. Monies received is less than the budgeted amount due to non paying residents. This information is being provided in line with the FTR Clause 18.

Adder Refund Adjustment 2024: The provider found an error in 2024 and has now repaid this back into the Operational account. Monies received is less than the budgeted amount due to non paying residents. This information is being provided in line with the FTR Clause 18.

BAS Adjustments: At a recent meeting it was noted there had been no GST movements in the Operational account. The BAS statements have been reviewed with the following adjustments made (Refunds 2022 \$12,558 2023 \$5,114 2024 \$5,727 1Q 2026 \$1,855. Payment (2025 \$138). Payment 1Q 2026 \$1,855 offsets the receipt of the same amount, this amount will be paid from the Operational account in January 2026. This information is being provided in line with the FTR clause 18.

Operational Account Expenditure Notes:

Electricity: The invoices have been higher this quarter, we will keep an eye on the invoices to ensure there are no issues. This information is being provided in line with the FTR clause 18.

Garden Maintenance: Partly due to the weather changes (heat) and destruction of plants/gardens the maintenance works have been higher this quarter. We will monitor the garden maintenance works. This information is being provided in line with the FTR clause 18.

Insurance: The village insurance costs are now covered fully under the strata account, hence no costings in this account which has served as a back-up for insurance costs. This information is being provided in line with the FTR clause 18.

Internet/Telephone: Expenditure for the quarter exceeded the quarterly budget allocation due to the timing of service charges and invoicing during this period. However, we are on budget for the six month period. This information is being provided in line with the FTR clause 18.

E5 **Office Consumables:** Printer toners for all colours were required in November 2025 which has increased the quarterly budget amount. This information is being provided in line with the FTR clause 18.

E6 **Repairs & Maintenance:** This is higher than budget this month but is on par for the six month period. This information is being provided in line with the FTR clause 18.

E7 **Resident Amenities:** Expenditure for the quarter exceeded the budgeted provision due to operational requirements associated with the servicing, cleaning and availability of resident amenities during this period. This information is being provided in line with the FTR clause 18.

E8 **Security:** This remains below budget as there has not been any extra call outs from resident alarms. This information is being provided in line with the FTR clause 18.

E9 **Rates & Taxes:** This is an annual invoice from the City of Geraldton and will be paid upon receipt of the invoice. This information is being provided in line with the FTR clause 18.

E10 **Repay Adder Advance:** In the 2023 Financial year the provider advanced \$40,777 as working capital. The \$32,057 is part payment against that loan. This information is being provided in line with the FTR clause 18.

E11 **Resident Amenities (Water):** This is a non gst portion of the resident amenities budget, it covers the water for the water filter system in the community center. This information is being provided in line with the FTR clause 18.

E12 **Transfer 10YMP:** Payment from one resident in October and transferred to the 10YMP Westpac account. This information is being provided in line with the FTR clause 18.

Transfer to Sink (audit): The Operations account transferred funds to
E13 assist the sinking fund with the audit costs. This information is being provided in line with the FTR clause 18.

Water Corporation: Now that the water leak has been repaired the village is managing the water consumption below the budget for the last two quarters. This information is being provided in line with the FTR clause 18.
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