

Harbour Pines Retirement Village Strata Plan 23297
Strata Fees Account
Income & Expenditure
2Q 2026

	PA	Budget Qty	Mth		Total	Notes	GST
	4,495	4,495	4,495	Opening Balance at Bank	\$ 4,495		
				GST Receipts			
\$	67,320	16,830	5,610	Strata Fees ex Ops	14,982	R1	
	7,392	1,848	616	Strata Fees ex C/Centre	1,824	R2	
	74,712	18,678	6,226	Total Strata Fees	16,806		
				Application Fees (110)	2,794	R3	
				Application Fee (107&109)	11	R3	
				Strata Supervision Fee (Adder)	520	Offset	
				Total GST Receipts	20,131		1,830
				Non - GST Receipts			
				Provider Advance (Working Capital)	1,872	R1	
				Provider Advance (Admin Fees)	2,580	R4	
				Provider Advance (Mgmt Fees)	6,000	R5	
				Provider Advance (SAT CC337 Costs)	22,000	R6	
				Provider Advance (SAT CC734 Costs)	3,300	R6	
				Provider Advance (Valuation UE)	11,000	R6	
				Provider Advance (Facil Fee Loan)	1,000	R6	
				Refund O/Payment	34	R7	
				BAS Adjustment 2022	3,101	R8	
				BAS Adjustment 2023	1,176	R8	
				BAS Adjustment 2024	5,131	R8	
				BAS Adjustment 2026	1,872	R8	
	0	0	0	Total Non GST Receipts	59,066		
	74,712	18,678	6,226	Total Receipts	79,197		
	79,207			Sub total	83,692		
				LESS GST Expenditure			
	5,160	1,290	430	Admin Fee	0	R4	
				Administration SAT CC337	22,000	R6	
				Administration SAT CC734	3,300	R6	
				Admin Strata Application Fees	935	R3	
	1,980	495	165	Audit	0	E1	
	1,000	250	83	Electricity	0	E2	
				Facilitation Fee (Water Corp)	1,000	E3	
	30,000	7,500	2,500	Insurance	8,637	E4	
	12,000	3,000	1,000	Management Fee	0	R5	
	14,462			O/s Plumbing Repairs (2025)	0	E5	
	12,000	3,000	1,000	Repairs & Maintenance	2,117	E6	
	2,000	500	167	Security	0	E7	
				Supervision Fee Water Leak	520	Offset	
				Valuation Responsive Reporting (50%)	5,500	R6	
	78,602	16,035	5,345	GST Expenditure	44,009		4,001
				Non- GST Expenses			
	76,960			Adder Loan Repay	0	E8	
				Adder Loan Repay (28.12.25)	14,040	E9	
				Adder Loan Repay (9.12.25)	21,440	E9	
	200	50	17	Bank Fees	4	On Par	
				BAS Adjustment 2024	385	R8	
	11,538			Excess Water Usage (2025)	0	E5	
	3,000	750	250	Rates	0	E10	
	20,000	5,000	1,667	Water Corporation (Usage)	3,782	E11	
	111,698	5,800	1,933	Total Non GST Expenses	39,651		
	190,300	21,835	7,279	Total Payments	83,661		
	-111,093			Closing Balance at Bank	\$ 31		
				GST Refund			-2,171