

## STRATA PLAN 23297 – HARBOUR PINES

### ANNUAL STRATA REVENUE AND EXPENSE NOTES for Six Months Ending 31 December 2025

#### Note Strata Income Notes

**Strata Fees ex Ops:** The provider prepaid fees in the first quarter of this financial year, the amount paid in the second quarter completes the six

**R1** month strata fees due to the strata account from resident recurrent fees. This information is being provided in line with the Fair Trading (Retirement Villages Code) Regulations 2022 (FTR) Clause 18.

**Provider Advance (Working Capital):** This extra payment covers the ten residents shortfall payments to the budget. This information is being provided in line with the FTR Clause 18.

**Strata Fees ex C/Centre:** The provider prepaid fees in the first quarter of

**R2** this financial year, the amount paid in the second quarter completes the six month strata fees due to the strata account from resident recurrent fees. This information is being provided in line with the FTR Clause 18.

**Application Fees (110):** A few residents placed a claim against Section 110 which was paid into the wrong account. The provider transferred the monies twice at \$935 (\$1,870) into the strata fee account while querying

**R3** the Strata Act in how to work with these resident queries. One payment of \$935 will be repaid back to the provider in January 2026. This information is provided in line with the FTR Clause 18.

**Application Fees (107&109):** This is payment from a few residents who placed a claim against section 107&109. This information is provided in line with the FTR Clause 18.

**R4 Provider Advance (Admin Fees):** The provider prepaid the annual Strata Administration Fees and has repaid six months back to the Strata Fees Account. This information is being provided in line with the FTR clause 18.

**R5 Provider Advance (Mgmt Fees):** The provider prepaid the annual Strata Management Fees and has repaid six months back to the Strata Fees Account. This information is being provided in line with the FTR clause 18.

**Admin SAT CC337/25:** The provider advanced monies to meet the costs in defending this SAT case with the respondent being "The Owners of Harbour Pines Strata Plan 23297". This cost has not been budgeted and are 100% charged to the strata company. This information is being provided in line with the FTR clause 19(8)(b)(e).

**Admin SAT CC832/24:** The provider advanced monies to meet the costs in defending this SAT case with the respondent being "The Owners of Harbour Pines Strata Plan 23297". This cost has not been budgeted and are 100% charged to the strata company. This information is being provided in line with the FTR clause 19(8)(b)(e).

**Provider Advance (Valuation UE)CC337/25:** The provider advanced monies to meet the costs in defending this SAT case with the respondent being "The Owners of Harbour Pines Strata Plan 23297". The valuation is a SAT requirement for this hearing. This cost has not been budgeted and are 100% charged to the strata company. This information is being provided in line with the FTR clause 18.

**Provider Advance (Facil Fee Loan):** The provider advanced monies to meet the costs in defending this SAT case with the respondent being "The Owners of Harbour Pines Strata Plan 23297". The facilitation fee is the cost to plan and facilitate the extra events required for this hearing. This cost has not been budgeted and are 100% charged to the strata company. This information is being provided in line with the FTR clause 18.

**Overpayment:** There was an overpayment made to a supplier which was refunded back to the Strata Fees account. This information is being provided in line with the FTR clause 18.

**R8** **BAS Adjustments:** At a recent meeting it was noted there had been no GST movements in the Strata Fees account. The BAS statements have been reviewed with the following adjustments made (Refunds 2022 \$3,101 2023 \$1,176 2025 \$5,131 1Q 2026 \$1,872. Payments (2024 \$385). This information is being provided in line with the FTR clause 18.

### **Strata Expenditure Notes**

**E1** **Audit Fee:** This is an annual cost and is not charged quarterly. This information is being provided in line with the FTR clause 18.

**E2** **Electricity:** This is a positive for HPRV in setting the Community Centre up with Solar Power we are able to begin cost savings. This information is being provided in line with the FTR clause 18.

**E3** **Admin Facilitation (Water Corp):** A major leak from early 2025 to June 2025 required a lot of extra hours to facilitate between Water Corporation and the repair companies to conclude this work, costings, applying for rebates. The cost of this work was unbudgeted. This information is being provided in line with the FTR clause 18.

**E4** **Insurance:** The cost for the village insurance for this financial year went up as per the quotes received. This cost is 100% strata company. This information is being provided in line with the FTR clause 18.

**E5** **O/S Plumbing Repairs:** This cost was for the village water leak and was paid in the first quarter of this financial year. This information is being provided in line with the FTR clause 18.

**E6** **Repairs & Maintenance:** This is underbudget for this quarter. This information is being provided in line with the FTR clause 18.

**E7** **Security:** To date there have been no security costs chargeable to the strata company. The Operational accounts meets the monthly alarm system cost. This information is being provided in line with the FTR clause 18.

**E8 Adder Loan Repay:** This has been charged to all residents as a strata levy at \$1,480 per unit as motioned and passed at the AGM on 30th July 2025. This information is being provided in line with the FTR clause 18.

**E9 Adder Loan Repay:**

**E10 Rates:** City of Geraldton Shire Rates for the community hall. This is invoiced annually and is under budget for this financial year. This information is being provided in line with the FTR clause 18.

**Water Corp:** Currently running below budget due to the Water

**E11** Corporation rebate in this financial year. This information is being provided in line with the FTR clause 18.