

Harbour Pines Retirement Village

Operational Account

Income & Expenditure

3Q 2026

Quarterly Financial Statement is provided in line with the Fair Trading (Retirement Villages Code) Regulation 2022 (FTR) Clause 18

Operational Account Income Notes:

RB **Reconciles to Bank Statement.** This information is being provided in line with the FTR Clause 18(2)(3)(5).

R1 **Community Centre 6 Months:** This is the monthly recurrent fees charged and received to the Community Centre for the next six months. Paid in advance. This information is being provided in line with the FTR Clause 18(2)(3)(5).

R2 **Lease for Life:** Monies received from the Lease for Life residents as at March 2026 paid in advance for the next six months. This information is being provided in line with the FTR Clause 18(2)(3)(5).

R3 **Refund Strata Management Fees:** Monies refunded back for payment of the Management fees paid in advance as detailed in the expenditure section in this, the third quarter. This information is being provided in line with the FTR Clause 18(2)(3)(5).

R4 **Resident Overpayment:** A resident paid twice in January, the provider refunded the monies back to the resident as shown in the expenditure items this quarter. This information is being provided in line with the FTR Clause 18(2)(3)(5).

R5 Residents Prepaid: A number of residents pay their monthly recurrent fees in advance each month. This information is being provided in line with the FTR Clause 18(2)(3)(5).

R6 10YMP Plan: A number of residents are still making this payment into the residents Operational bank account instead of the 10YMP Westpac bank account as detailed on the invoice. These funds have been transferred to the Westpac bank account as detailed in the Expenditure in this quarter. This information is being provided in line with the FTR clause 18(2)(3)(5).

R7 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(2)(3)(5).

Operational Account Expenditure Notes:

E1 Garden Maintenance: The contractor for this service is non GST. The expenditure here is for garden consumables. This information is being provided in line with the FTR clause 18(2)(3)(5).

E2 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(2)(3)(5).

E3 Internet/Telephone: Expenditure for the quarter was less this quarter due to the timing of the invoices in the second quarter. We are on budget for the six month period. This information is being provided in line with the FTR clause 18(2)(3)(5).

E4 Office Consumables: No consumables were required during the third quarter. We are on budget for the six month period. This information is being provided in line with the FTR clause 18(2)(3)(5).

E5 Repairs & Maintenance: There are amounts in GST and non-gst expenditure as errors were noted after the meeting on 30th July 2026 which have now been corrected. Currently this expense is over budget by \$3,500, we will continue to monitor this. This information is being provided in line with the FTR clause 18(2)(3)(5).

E6 Resident Amenities: Expenditure for the second quarter is detailed under GST and non-gst expenditure. This expense has 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(2)(3)(5).

E7 Security: This remains below budget in the third quarter as there has not been any extra call outs from resident alarms. This information is being provided in line with the FTR clause 18(2)(3)(5).

E8 ATO 3Q & 4Q: These are the amounts are unbudgeted and payable to the Australian Tax Office for the relevant quarters after all the taxes have been rectified. This information is being provided in line with the FTR clause 18(2)(3)(5).

E9 GST 1Q 2026: This amount has not been budgeted for and is the tax owing to the Australia Tax Office for the period stated. This information is being provided in line with the FTR clause 18(2)(3)(5).

E10 Rates & Taxes: This is an annual invoice from the City of Geraldton for the Community Hall and will be paid upon receipt of the invoice. This information is being provided in line with the FTR clause 18(2)(3)(5).

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(2)(3)(5).

E11 **Water Corporation:** This expense is below budget. Water consumption is paid from the Strata Fees account. This information is being provided in line with the FTR clause 18(2)(3)(5).