

**Harbour Pines Retirement Village Strata Plan 23297
10 Year Maintenance Plan (10YMP)**

**Income & Expenditure Notes
3Q 2026**

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

Income Receivable Notes:

R1 Adder LVL & C/Centre: This is the annual budget for monies owed for the LVL as at July 2025 and the Community Centre by the provider. Funds have been prepaid in previous quarters and the final monies due for the 2026 financial year will be finalised in the fourth quarter of 2026. This information is being provided in line with the FTR clause 18(2)(3)(5).

R2 Resident Levy Income: All lot owners are invoiced twice annually with payments due September and March. This shows the payments received for March installments. This information is being provided in line with the FTR clause 18(2)(3)(5).

R3 Shortfall: There is a small number of lot owners who have been in arrears for a number of years who have also refused to make this payment. This information is being provided in line with the FTR clause 18(2)(3)(5).

Expenditure Notes:

E1 Administration: This annual charge was paid in the first quarter of 2026. This information is being provided in line with the FTR clause 18(2)(3)(5).

Audit: This has not been budgeted for this financial year, however it is payable as this account was audited in December 2025. The auditor is a
E2 Registered Company Auditor, Registered SMSF Auditor and Registered Tax Agent. This information is being provided in line with the FTR clause 18(2)(3)(5), 19(9).

Excess Water Costs: As approved at the AGM on the 30th July 2025 the excess cost of the water leak due for financial residents could be
E3 made from their contributions to the 10YMP. Payment for this was paid in the first quarter of the 2026 financial year. This information is being provided in line with the FTR clause 18(2)(3)(5).

Repairs & Maintenance: The costs for repairs & maintenance is on
E4 par with the 2026 financial year budget. This quarter has not required a large cost. This information is being provided in line with the FTR clause 18(2)(3)(5).