

HARBOUR PINES STRATA PLAN 23297
20 FRANCIS STREET, GERALDTON

3Q STRATA INCOME & EXPENDITURE as at March 2026

BUDGET 2026 (Gst Incl) 3874				Actual 2026 (Gst Incl) \$ 31	Notes
			O/Balance		
			Add: GST Revenue		
\$ 67,320	16,830	5,610	51 Units	18,106	R1
7,392	1,848	616	1 Community Centre		R2
			Adder ex Admin Fee	1,720	R3
			Adder ex Mgmt Fee	3,000	R4
74,712	18,678	6,226	Total GST Receipts	22,826	
			Non GST Receipts		
			Advance Adder to Strata	20,758	R5
16,500	4,125	1,375	Excess Water 10YMP		R6
9,500	2,375	792	Provider Loan Adv (Water)		R7
9,633	2,408	803	Reimburse ex 10YMP (R&M)		R8
76,960	19,240	6,413	Strata Levy 2025 Paid		R9
112,593	28,148	9,383	Total Non GST Receipts	20,758	
187,305	46,826	15,609	Total Receipts	43,584	
191,179	47,795	15,932	Sub Total	43,615	
			Less: GST Expenditure		
5,160	1,290	430	Administration Fees		E1
			Admin: SAT CC337/25	5,760	E2
			Admin: SAT CC734/25	8,580	E2
1,980	495	165	Audit	880	E3
1,000	250	83	Electricity		E4
30,000	7,500	2,500	Insurance	8,638	E5
12,000	3,000	1,000	Management Fees		R4
14,462	3,616	1,205	Plumbing Repairs (Water Leak)		E6
12,000	3,000	1,000	Repairs & Maintenance	1,021	E7
2,000	500	167	Security		E8
			Strata Induction Fee	2,000	E9
			Travel & Accomodation	2,612	E10
78,602	19,651	6,550	Total GST expenditure	29,491	
			Non GST Expenditure		
200	50	17	Bank Fees	8	E11
11,538	2,885	962	Excess Water Usage (2025)		E12
3,000	750	250	Rates & Taxes		E13
76,960	19,240	6,413	Strata Levy Repay	10,050	E14
20,000	5,000	1,667	Water Corp - Rates/Usage*	2,686	E15
111,698	27,925	9,308	Total Non Gst Expend	12,744	
190,300	47,575	15,858	Total Expenditure	42,235	
879			Closing Balance	\$ 1,380	