

## STRATA PLAN 23297 – HARBOUR PINES

### 3Q 2026 STRATA REVENUE AND EXPENSE NOTES

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

#### Note **Strata Income Notes**

**R1** **Strata revenue:** The 2026 financial year reflects recurrent strata fee charges raised from 51 residential units at \$110 per month. This information is provided in line with the FTR clause 17(3)(b)

**R2** **Strata revenue:** The 2026 financial year reflects recurrent strata fee charges raised from the Community Hall at \$616 per month. This revenue was paid for six months in January 2026 so payment received this quarter. This information is provided in line with the FTR clause 17(3)(b)

**R3** **Adder ex Admin Fee:** Strata Fees account paid Adder Admin Fees for the 2026 financial year in the first quarter of 2026. Adder refunded this portion back to the Strata Fees account because of the SAT applications currently in process. This information is being provided in line with the FTR clause 17(3)(d).

**R4** **Adder ex Mgmt Fee:** Strata Fees account paid Adder Management Fees for the 2026 financial year in the first quarter of 2026. Adder refunded this portion back to the Strata Fees account because of the SAT applications currently in process. This information is being provided in line with the FTR clause 17(3)(d).

**R5** **Provider Advance:** The opening balance for this quarter was \$21,772. The Provider advanced \$20,758 this financial quarter to ensure the smooth running of the village expenses. Strata payments made on the loan is \$10,050 leaving a balance owing of \$32,480. This information is being provided in line with the FTR clause 17(3)(d).

**R6 Water Leak:** This was budgeted for the 2026 financial year and completed in the first quarter of the 2026 financial year. This information is being provided in line with the FTR clause 19(8)(b).

**R7 Provider Loan Adv (Water Leak):** This was a budgeted advance by the provider as working capital in the first quarter of the 2026 financial year. This information is being provided in line with the FTR clause 17(3)(d).

**R8 Reimburse ex 10YMP (R&M):** This was reimbursed back from the 10YMP for repairs & maintenance paid initially from the Strata Fees account. This information is being provided in line with the FTR clause 17(3)(d).

**R9 Strata Levy 2025:** This was a strata levy approved at the AGM on the 30th July with most residents paying prior to this financial quarter. No payments were received this quarter. This information is being provided in line with the FTR clause 17(3)(d).

### **Strata Expenditure Notes**

**E1 Administration Fees:** The annual strata administration fees were paid in the first quarter of the 2026 financial year. Hence no payment in this the third quarter 2026. This information is being provided in line with the FTR clause 19(8)(b).

**E2 SAT Costs:** To date, \$25,300 has been incurred for SAT matters CC337/25 and CC734/25, which remain ongoing. This information is being provided in line with the FTR clause 19(8)(b).

**E3 Auditor:** The fees have been charged by the company auditor, who is a registered. The invoices received by the auditor are for audit purposes only. This information is being provided in line with the FTR clause 19(9).

**E4 Electricity:** These have also been budgeted in the Operations account annually at \$2,000 and is on par with this. There has been no electricity paid from the Strata Fees account in this financial year to date. This information is being provided in line with the FTR clause 19(8)(b).

**E5 Insurance:** There was an increase in this financial years rate from the insurance brokers year from August to August. This information is being provided in line with the FTR clause 19(8)(b).

**E6 Water Leak:** This budgeted amount was planned and used in the first two quarters of this financial year 2026. This information is being provided in line with the FTR clause 19(8)(b).

**E7 Repairs & Maintenance:** Are currently below budget and this quarter have covered roof repairs. This information is being provided in line with the FTR clause 19(8)(b).

**E8 Security:** Has a budget allocation in both the Operations and Strata Fees accounts. The monthly security charge has been paid from the Operations account. This is below budget as no other security issues have occurred within the village this quarter. This information is being provided in line with the FTR clause 19(8)(b).

**E9 Strata Induction Fee:** The current strata council has been researching the option of contracting a new strata manager for the village (as part of the ongoing SAT cases). This cost was the price to induct a prospective strata manager. This information is being provided in line with the FTR clause 19(8)(b).

**E10 Travel and Accommodation:** This unbudgeted cost covers the travel and accommodation required by the strata council to meet with the prospective new strata manager in line with the current SAT cases. This information is being provided in line with the FTR clause 19(8)(b).

**E11 Bank Fees:** Currently below budget but on par with last annual financial report. This information is being provided in line with the FTR clause 19(8)(b).

**E12 Excess Water Usage:** This was budgeted and used in the second quarter of the 2026 financial year. No further invoices will be issued for this water leak. This information is being provided in line with the FTR clause 19(8)(b).

**E13 Rates & Taxes:** City of Geraldton Shire Rates for the community hall, on budget. This information is being provided in line with the FTR clause 19(8)(b).

**E14 Strata Levy Repay:** Resident levy payments to the provider for their share of the strata levy debt as allocated within the budget. This information is being provided in line with the FTR clause 19(8)(b).

**E15 Water Corp:** Since the water leak has been repaired we have continued to run below budget. This information is being provided in line with the FTR clause 19(8)(b).