

**HARBOUR PINES RETIREMENT VILLAGE
STRATA FEES ACCOUNT**

4Q 2026

Budget				Apr-26	May-26	Jun-26	Total Q4	GST	Note Reference	Adder Loan	2026 Arrears
PA											
\$	3,874		Opening Balance at Bank	1,380	17,466	4,086	1,380			76,960	
			GST Receipts								
67,320	16,830	5,610	Strata Fees	19,250			19,250		On Budget		
7,392	1,848	616	Strata Fees ex C/Centre	1,872			1,872		On Budget		
9500			Excess Water Ex (19*500)			3000	3000		Short \$6,500		6500
76,960			Strata Levy 2025			53,280	53,280		Short \$23,680		23,680
161,172	18,678	6,226	Total GST Receipts	21,122	0	56,280	77,402	7,037			
			Non - GST Receipts								
16,500			Excess Water Ex 10YMP								
9,633			Reimburse ex 10YMP (R&M)								
			Provider Adv (Working Capital)			32,236	32,236		Funds Shortfall	126,923	
			BAS Adjustment 2026			1,687	1,687		Anticipated Refund		
26,133	0	0	Total Non GST Receipts	0	0	33,923	33,923				
187,305	18,678	6,226	Total Receipts	21,122	0	90,203	111,325				
191,179	18,678	6,226	Sub total	22,502	17,466	94,289	112,705			203,883	
			LESS GST Expenditure								
5,160	1,290	430	Admin Fee	0	0	0	0		On Budget		
			Administration SAT CC337			3,850	3,850		Over Budget		
			Administration SAT CC734			3,850	3,850		Over Budget		
1,980	495	165	Audit	0	0	0	0				
			Debt Admin & Facilitation			4,738	4,738		Over Budget		
1,000	250	83	Electricity			959	959		On Budget		
			Facilitation Fee (Water Corp)			990	990		Over Budget		
30,000	7,500	2,500	Insurance	2,880	2,879	2,879	8,638		On Budget		
			Legal		5,000	5,000	10,000		Over Budget		
12,000	3,000	1,000	Management Fee						On Budget		
			Meeting Costs EGM			2,200	2,200		Over Budget		
14,462			Plumbing Repairs Water Leak						On Par		
12,000	3,000	1,000	Repairs & Maint (General)	89			89		Under Budget		
2,000	500	167	Security						Under Budget		
			Travel and Accommodation			1,284	1,284		Over Budget		
			Valuation Responsive Reporting		5,500		5,500		Over Budget		
78,602	16,035	5,345	GST Expenditure	2,969	13,379	25,750	42,098	3,827			
			Non- GST Expenses								
76,960			Adder Loan Repay			57,008	57,008		Under	112,623	
200	50	17	Bank Fees	1	1	1	3		On Par		
			Interest			8,836	8,836		Int. on Advance		
11,538			Management Fee (Aardvark)								
3,000	750	250	Rates								
20,000	5,000	1,667	Water Corporation (Useage)	2,066		2,685	4,751		On Par		
111,698	5,800	1,933	Total Non GST Expenses	2,067	1	68,530	70,598				
\$	190,300	21,835	7,278 Total Payments	5,036	13,380	94,280	112,696				
			Closing Balance at Bank	17,466	4,086	9	9				
			GST Refund								
			Reconciles Bank Statement	62	63	64					
										91,260	30,180