

**SPECIAL PURPOSE FINANCIAL REPORT  
FOR STRATA PLAN 52948  
FINANCIAL YEAR-TO-DATE  
01 September 2025 to 30 April 2026**

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**Contents**

The enclosed Special Purpose Financial Report contains the following:

1.	<u>Income &amp; Expenditure Report</u>	<u>Page 1</u>
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Nicholas Yang  
Strata Manager

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**Prepared by:**

has compiled the accompanying Special Purpose Financial Report.

**Specific Purpose:**

The specific purpose for which the Special Purpose Financial Report has been prepared is to provide information relating to the financial position of the entity for the above-mentioned period.

**Disclaimer:**

The Special Purpose Financial Report has been prepared exclusively for the above entity, and its officers do not accept responsibility to any other person for the contents of the Special Purpose Financial Report.

## Statement of Income and Expenditure for the Financial Year-to-Date 01 September 2025 to 30 April 2026



ADMINISTRATIVE FUND		Current Period (\$) 01/9/2025 - 30/4/2026	Annual Budget (\$) 01/9/2025 - 31/8/2026	Previous Year (\$) 01/9/2024 - 31/8/2025
<b>CoA</b>	<b>Revenue</b>			
141900	Gas - Additional Service	2,945.40	2,950.00	2,945.45
142500	Interest on Arrears - Admin	909.29	0.00	1,131.30
142800	Key Deposits	127.50	0.00	467.00
143000	Levies Due - Admin	710,000.00	1,420,000.00	1,220,000.00
146500	Status Certificate Fees	1,090.00	0.00	981.00
147000	Strata Roll Inspection Fees	327.30	0.00	302.55
149000	Transfer from Capital Works Fund	75,000.00	75,000.00	0.00
	<b>Total Revenue</b>	<b>790,399.49</b>	<b>1,497,950.00</b>	<b>1,225,827.30</b>
<b>CoA</b>	<b>Less Expenditure</b>			
150200	Admin - Accounting	400.00	900.00	800.00
156900	Admin - Administration Costs	150.00	0.00	0.00
153800	Admin - Agent Disbursements	10,831.78	18,396.00	15,322.80
150800	Admin - Auditors - Audit Services	1,000.00	1,650.00	1,500.00
150900	Admin - Auditors - Taxation Services	0.00	170.00	0.00
153000	Admin - Key Deposit Refunds	0.00	0.00	(244.00)
153200	Admin - Legal & Debt Collection Fees	19,624.03	50,000.00	52,510.71
154100	Admin - Management Fees - Additional Charges	1,815.00	6,000.00	6,675.00
154001	Admin - Management Fees - Administration	0.00	5,000.00	0.00
154000	Admin - Management Fees - Standard	24,237.82	52,000.00	29,659.32
154401	Admin - Online Invoice Approval	80.00	0.00	120.00
154400	Admin - Other Expenses - Admin	0.00	0.00	(177.32)
156000	Admin - Status Certificate Fees Paid	1,199.00	0.00	981.00
156501	Admin - Strata Hub Annual fee	0.00	160.00	160.00
156500	Admin - Strata Hub Registration Fee	1,308.00	0.00	0.00
156400	Admin - Strata Inspection Fees Paid	327.29	0.00	302.55
159000	Insurance - Excesses	1,818.18	0.00	0.00
159100	Insurance - Premiums	129,598.04	300,000.00	273,437.44
159150	Insurance - Stamp Duty	10,282.52	0.00	0.00
159200	Insurance - Valuation	3,490.00	0.00	3,490.00
160000	Maint Bldg - Airconditioning	0.00	0.00	315.00
161200	Maint Bldg - Brickwork/Pointing	345.45	0.00	0.00
161300	Maint Bldg - Building Management	294,746.64	440,000.00	438,999.96

**Statement of Income and Expenditure  
 for the Financial Year-to-Date  
 01 September 2025 to 30 April 2026**

<b>ADMINISTRATIVE FUND</b>		<b>Current Period (\$)</b> 01/9/2025 - 30/4/2026	<b>Annual Budget (\$)</b> 01/9/2025 - 31/8/2026	<b>Previous Year (\$)</b> 01/9/2024 - 31/8/2025
161350	Maint Bldg - Building Management Expenses	11,638.67	16,500.00	15,942.84
162600	Maint Bldg - Ceiling	2,099.64	2,500.00	0.00
163000	Maint Bldg - Cleaning	190.91	600.00	0.00
163200	Maint Bldg - Cleaning & Lawns	300.00	0.00	0.00
163001	Maint Bldg - Cleaning - Carpet/Furniture	1,554.55	3,000.00	2,254.55
163010	Maint Bldg - Cleaning - Pressure Cleaning	0.00	1,000.00	0.00
163005	Maint Bldg - Cleaning - Windows/Glass	858.00	3,000.00	3,520.00
164600	Maint Bldg - Doors & Windows	3,271.09	8,000.00	7,875.00
164800	Maint Bldg - Electrical	5,504.72	15,000.00	18,752.83
165600	Maint Bldg - Exhaust/Ventilation Systems	4,379.91	2,000.00	1,585.00
165800	Maint Bldg - Fire Protection Repairs	8,995.01	30,000.00	28,402.41
166600	Maint Bldg - Garage Doors	1,780.18	4,500.00	4,075.73
167000	Maint Bldg - Garbage Compactor/Chute Cleaning	0.00	0.00	1,155.92
167200	Maint Bldg - General Repairs	11,959.64	10,000.00	10,029.54
167600	Maint Bldg - Glass	3,050.00	4,500.00	4,280.00
167800	Maint Bldg - Gutters & Downpipes	0.00	2,300.00	2,281.82
168000	Maint Bldg - Gym Equipment	1,340.00	1,800.00	1,680.00
168800	Maint Bldg - Hot Water Service	0.00	6,400.00	6,962.65
168900	Maint Bldg - Hygiene Services	779.92	775.00	739.26
169400	Maint Bldg - Insurance Repairs &/or Excess	0.00	2,000.00	0.00
169600	Maint Bldg - Intercom	1,672.50	6,500.00	7,062.50
170000	Maint Bldg - Letter Boxes	0.00	0.00	250.00
170200	Maint Bldg - Lift	23,013.90	5,000.00	3,600.00
170201	Maint Bldg - Lift - Maintenance Contract	0.00	25,000.00	24,028.52
170203	Maint Bldg - Lift - Registration Fees	92.00	0.00	0.00
170400	Maint Bldg - Light Fittings	450.00	0.00	250.00
170600	Maint Bldg - Locks, Keys & Card Keys	5,115.40	5,000.00	4,941.99
172000	Maint Bldg - Pest/Vermin Control	1,380.00	2,100.00	2,080.00
172200	Maint Bldg - Plumbing & Drainage	9,675.00	30,000.00	30,461.54
172203	Maint Bldg - Plumbing - Water & Gas	285.00	0.00	0.00
172400	Maint Bldg - Pumps & Water Equipment	0.00	500.00	496.00
172800	Maint Bldg - Roof & Gutters	4,433.64	6,000.00	4,811.82
173200	Maint Bldg - Security Keys	0.00	0.00	565.40
173800	Maint Bldg - Signs & Notice Boards	0.00	0.00	100.00

## Statement of Income and Expenditure for the Financial Year-to-Date 01 September 2025 to 30 April 2026

ADMINISTRATIVE FUND	Current Period (\$) 01/9/2025 - 30/4/2026	Annual Budget (\$) 01/9/2025 - 31/8/2026	Previous Year (\$) 01/9/2024 - 31/8/2025	
174600	Maint Bldg - Telephone Lines	416.00	650.00	345.92
174800	Maint Bldg - Tiling - Floor & Walls	0.00	2,000.00	1,572.73
175000	Maint Bldg - TV Antenna & Cables	0.00	0.00	836.37
175400	Maint Bldg - Wall Paper	0.00	500.00	120.00
175600	Maint Bldg - Walls	215.00	500.00	648.18
175800	Maint Bldg - Walls & Ceilings	0.00	4,000.00	1,422.73
176400	Maint Grounds - Driveway & Paths	0.00	300.00	127.27
176800	Maint Grounds - Fencing - Boundary	400.00	300.00	640.00
177600	Maint Grounds - Gates	381.82	0.00	0.00
177800	Maint Grounds - Irrigation Systems	0.00	700.00	0.00
178400	Maint Grounds - Lawns & Gardening	2,000.00	650.00	135.00
178800	Maint Grounds - Paving	720.00	600.00	830.00
179200	Maint Grounds - Pool	1,223.12	0.00	3,753.45
179202	Maint Grounds - Pool Cleaning	636.36	5,000.00	0.00
179203	Maint Grounds - Pool Consumables	0.00	1,000.00	0.00
179205	Maint Grounds - Pool Repairs	0.00	0.00	110.00
179206	Maint Grounds - Pool Sauna/Equipment	0.00	1,000.00	0.00
179400	Maint Grounds - Retaining Walls	2,422.50	0.00	0.00
179600	Maint Grounds - Tennis Court	0.00	400.00	0.00
180000	Maint Grounds - Tree Lopping/Removal	2,000.00	6,000.00	2,265.45
181100	Reimbursements - Gas Usage	1,123.71	600.00	2,611.97
181101	Reimbursements - Water Usage	3,851.55	4,500.00	4,649.03
190200	Utility - Electricity	66,380.67	95,000.00	83,231.65
190400	Utility - Gas	23,457.73	43,500.00	40,535.30
190800	Utility - Rubbish Removal	0.00	100.00	0.00
191200	Utility - Water & Sewerage	85,293.20	120,000.00	96,942.36
	<b>Total Expenditure</b>	<b>795,595.09</b>	<b>1,355,551.00</b>	<b>1,252,815.19</b>
	<b>Surplus/(Deficit)</b>	<b>(5,195.60)</b>	<b>142,399.00</b>	<b>(26,987.89)</b>
	Opening Balance	<b>(72,572.18)</b>	<b>(72,572.18)</b>	<b>(45,584.29)</b>
	<b>Closing Balance</b>	<b>(77,767.78)</b>	<b>69,826.82</b>	<b>(72,572.18)</b>

## Statement of Income and Expenditure for the Financial Year-to-Date 01 September 2025 to 30 April 2026



<b>CAPITAL WORKS FUND</b>		<b>Current Period (\$)</b> 01/9/2025 - 30/4/2026	<b>Annual Budget (\$)</b> 01/9/2025 - 31/8/2026	<b>Previous Year (\$)</b> 01/9/2024 - 31/8/2025
<b>CoA</b>	<b>Revenue</b>			
242500	Interest on Arrears - Capital Works	408.75	0.00	421.64
242600	Interest on Investments - Capital Works	23,771.50	0.00	37,524.83
243000	Levies Due - Capital Works	240,000.00	480,000.00	516,629.57
	<b>Total Revenue</b>	<b>264,180.25</b>	<b>480,000.00</b>	<b>554,576.04</b>
<b>CoA</b>	<b>Less Expenditure</b>			
252800	Admin - Income Tax - Capital Works	0.00	0.00	10,014.90
257400	Admin - Transfer to Admin Fund	75,000.00	75,000.00	0.00
258000	As per Capital Works Fund Forecast Report	0.00	232,678.18	0.00
261300	Maint Bldg - Building Improvement	0.00	0.00	2,781.82
264200	Maint Bldg - Consultants	0.00	0.00	16,000.00
264600	Maint Bldg - Doors, Locks & Windows	1,260.00	0.00	2,000.00
264800	Maint Bldg - Electrical	0.00	0.00	18,629.00
265800	Maint Bldg - Fire Protection	616,535.25	1,000,000.00	43,746.09
266600	Maint Bldg - Garage Doors	2,400.00	0.00	0.00
267400	Maint Bldg - General Replacement	8,624.00	0.00	0.00
267450	Maint Bldg - Hot Water System Replacement	17,124.22	0.00	0.00
267475	Maint Bldg - Intercom Installation/Replacement	0.00	0.00	418.88
271600	Maint Bldg - Painting & Surface Finishes	872.72	0.00	1,608.18
278000	Maint Bldg - Pest/Vermin Control	1,618.18	0.00	0.00
272200	Maint Bldg - Plumbing & Drainage	17,010.00	0.00	7,045.00
272800	Maint Bldg - Roof, Gutter & Downpipes	17,500.00	0.00	1,900.00
272950	Maint Bldg - Security Installation/Replacement	0.00	0.00	280.00
276000	Maint Bldg - Walls, Floors & Ceilings	1,750.00	0.00	0.00
272300	Maint Bldg - Water Penetration	27,000.00	0.00	0.00
280000	Maint Grounds - Trees	0.00	0.00	3,527.27
277800	Maint Grounds - Irrigation Systems	2,038.09	0.00	5,466.35
	<b>Total Expenditure</b>	<b>788,732.46</b>	<b>1,307,678.18</b>	<b>113,417.49</b>
	<b>Surplus/(Deficit)</b>	<b>(524,552.21)</b>	<b>(827,678.18)</b>	<b>441,158.55</b>
	Opening Balance	<b>2,149,604.00</b>	<b>2,149,604.00</b>	<b>1,708,445.45</b>
	<b>Closing Balance</b>	<b>1,625,051.79</b>	<b>1,321,925.82</b>	<b>2,149,604.00</b>