

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 05 November 2024

Body Corporate

Name of Scheme: **Waterford Apartments**
Community Titles Scheme No: **47259**
Lot Number: **4102** Plan Number: **SP275316**

Secretary

Name **Susan Charlier**
Address

Telephone

**Body Corporate
Manager**

Name **True Strata Pty Ltd**
Address

Telephone **0402405685**

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/05/23 to 31/10/23	\$1,721.88	01/05/23	\$344.38	01/05/23
01/11/23 to 30/04/24	\$1,719.63	04/11/23	\$343.93	04/11/23
01/05/24****31/10/24	\$1,720.75	01/05/24	\$344.15	01/05/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/05/23 to 31/10/23	\$534.38	01/05/23	\$106.88	01/05/23
01/11/23 to 30/04/24	\$534.38	04/11/23	\$106.88	04/11/23
01/05/24****31/10/24	\$534.38	01/05/24	\$106.88	01/05/24

Special Levies

	Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Sinking Fund Special	Building Defects 8/8	01/07/23	\$1,306.25	01/07/23	\$261.25	01/07/23

**Improvements on
Common
Property for
which Buyer will
be Responsible**

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
L4102	15/03/21	L4102 - 2 X DOGS (TENANT)	Keep a 6kg, 1.5 yr old male Toy Poodle named Benji & a 10kg, 8 yr old male Staffy named Baz	As per Flying Minute dated 12/03/2021

**Body Corporate
Assets Required to
be Recorded on
Register**

Ride on Mower	Plant and Machinery	ASHMORE MOWER CENTRE 9 United Road ASHMORE QLD 4214	3,300.00	0.00	3,300.00
Karcher Floor Scrubber	Plant and Machinery	14/03/18 Karcher Center Gold Coast 2/39 Lawrence Drive Nerang QLD 4211	0.00	0.00	13,640.00

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Body Corporate
Assets Required to
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Purchase Blower Vac	Plant and Machinery	30/06/20	07 5596 7255 CITY SIDE PARTNERS PTY LTD 1-7 Waterford Apartments BUNDALL QLD 4217	239.00	0.00	239.00
Blower Vac Console Ryobi 18V Cordless One	Plant and Machinery	29/10/21	Bunnings Mermaid Waters See Reimb (08285069) City Side Partners Pty Ltd 23.11.21 #231121001 \$1796.14	0.00	0.00	269.00
Battery Power Tool Ryobi 18V	Plant and Machinery	29/10/21	Bunnings Mermaid Waters See Reimb (08285069) City Side Partners 23.11.21 #231121001 \$1796.14	0.00	0.00	149.00
Leona - Outdoor Sun Lounges Gunmetal/Black 10 @ \$189.00	Furniture & Fittings	05/11/21	OFO Outdoor Furniture Outlet (08211819_ 05/11/21 OFO-10643	0.00	0.00	1,975.00
SlGreyWtrSantPmp/BBQ	Plant and Machinery	24/12/21	QLD COASTAL PLUMBING SERVICES PO Box 479 MIAMI QLD 4220	2,040.00	0.00	2,040.00
Rpl CrpkFanFlty17/03	Plant and Machinery	17/03/22	TG AIR & ELECTRICAL 211 Cotlew Street ASHMORE QLD 4214	1,199.04	0.00	1,199.04
Rpl GrgDoorSprings	Furniture & Fittings	01/05/22	ROUX, PETER PO Box 4330 Ashmore Qld 4214	900.00	0.00	900.00
Rpl MSSBExhstFan	Plant and Machinery	30/05/22	TG AIR & ELECTRICAL 211 Cotlew Street ASHMORE QLD 4214	1,961.74	0.00	1,961.74
RplGrgDrSprings28/04	Furniture & Fittings	01/06/22	ROUX, PETER	900.00	0.00	900.00

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SIPondWtrFountainPmp	Plant and Machinery	06/06/22	PO Box 4330 Ashmore Qld 4214 QLD COASTAL PLUMBING SERVICES PO Box 479 MIAMI QLD 4220	1,290.00	0.00	1,290.00
RplLevelCntrlFloats/SewerPumps 04/08/22 16928A \$9,750.00 28/09/22 16928 \$12,748.00 (Q 27/05/22 #16928 \$21550.00)	Plant and Machinery	04/08/22	QLD COASTAL PLUMBING SERVICES PO Box 479 MIAMI QLD 4220	9,750.00	0.00	22,498.00
SI SumpPumps x2	Plant and Machinery	18/08/22	QLD COASTAL PLUMBING SERVICES PO Box 479 MIAMI QLD 4220 18.08.22 Inv 16726 \$92,543.00	92,543.00	0.00	92,543.00
RplFireDoor/NrU3405	Furniture & Fittings	07/11/22	PACIFIC FIRE GROUP PO Box 5403 MANLY QLD 4179 07/11/22 INV-5489 \$2258.30	2,258.30	0.00	2,258.30
Google TV 58" QUHD 4K Google TV 2022 Brand: TCL Serial No. 58P635	Furniture & Fittings	09/11/22	The GoodGuysDiscount 08212423 60 City Road Southbank VIC 3006 09/11/22 Inv D0761168182	0.00	0.00	570.00
Rekey Waterford Sth Building 21/11/22 40137275 \$4870.67 Dep Balance to be invoiced\$4870.66	Furniture & Fittings	21/11/22	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726	4,870.67	0.00	9,741.33
Rekey Waterford Nth Building 21/11/22 40137276 \$13037.97Dep Balance to be invoiced\$13037.97	Furniture & Fittings	23/11/22	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726	0.00	0.00	26,075.94
RplIrrigtnPmpCntrlr	Plant and Machinery	25/11/22	QLD COASTAL PLUMBING	6,949.70	0.00	6,949.70

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			SERVICES PO Box 479 MIAMI QLD 4220 25/11/22 # 18591 \$6949.70			
LiftPhInstallation	Plant and Machinery	21/12/22	OTIS ELEVATOR COMPANY GPO Box 1036 Brisbane Qld 4001 21.12.22 Inv 534230	12,375.80	0.00	12,375.80
Cells PS35 x 2 \$1,199.00 each Puresilk-Hayward PS35 Cell RP	Furniture & Fittings	31/12/22	Swimart Bundall 31.12.22 Inv 76142	0.00	0.00	3,956.70
Rpl Fire Extngrshr x1	Plant and Machinery	16/03/23	PACIFIC FIRE GROUP PO Box 5403 MANLY QLD 4179 16.03.23 INV-5987 \$324.50	324.50	0.00	324.50
UpgrdSecuritySys 23.12.22 40141391 \$15517.50Dep 01.05.23 4015048 \$17129.14 Bal	Furniture & Fittings	01/05/23	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726 01.05.23 4015048 \$17129.14 Bal	17,129.14	0.00	32,646.64
SlGatewayAutoDial40%	Plant and Machinery	01/05/23	OTIS ELEVATOR COMPANY GPO Box 1036 Brisbane Qld 4001 28.11.22 532485 see 01.05.23	8,250.00	0.00	8,250.00
RplTltExhstFanEastRf	Plant and Machinery	29/08/23	TG AIR & ELECTRICAL 211 Cotlew Street ASHMORE QLD 4214 29/08/23 Invoice 5368	2,497.00	0.00	2,497.00
RplTltExhaustFan25/8	Plant and Machinery	29/08/23	TG AIR & ELECTRICAL 211 Cotlew Street ASHMORE QLD 4214 29.08.23 Invoice 5366	2,497.00	0.00	2,497.00

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Body Corporate Assets Required to be Recorded on Register	RplBrknButton/Lft4	Furniture & Fittings	22/12/23	OTIS ELEVATOR COMPANY GPO Box 1036 Brisbane Qld 4001 22.12.23 Invoice 560404	629.20	0.00	629.20
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Committee

Information prescribed under Regulation Module

Signing

Seller/Sellers Agent

Witness

Date

Buyers Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Lot Entitlements and Other Matters

Interest Schedule	Aggregate	114,601	Entitlement of Lot	363.0000
Contribution Schedule	Aggregate	25,400	Entitlement of Lot	95
Balance of Sinking fund at end of last Financial Year		923,310.71	as at	30/04/24
Insurance Levies not included in Administrative Fund Levies:		See Other Levies Page 5		
Monetary Liability under Exclusive Use By-Law				

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Building Insurance				
01/05/23 to 31/10/23	\$181.50	01/05/23	Nil	01/05/23
01/11/23 to 30/04/24	\$397.19	04/11/23	Nil	04/11/23
01/05/24 to 31/10/24	\$289.35	01/05/24	Nil	01/05/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i>	HU0006045509	112,291,389.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>CATASTROPHE</i>	HU0006045509	16,843,708.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>COMMON AREA CONTENTS</i>	HU0006045509	1,122,914.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>FIDELITY GUARANTEE</i>	HU0006045509	100,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>GOVT AUDIT COSTS</i>	HU0006045509	25,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>LEGAL EXPENSES</i>	HU0006045509	50,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>LOSS RENT/TEMP ACCOM</i>	HU0006045509	16,843,708.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>LOT OWNERS FIXTURES</i>	HU0006045509	250,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>MACHINERY BREAKDOWN</i>	HU0006045509	100,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>OFFICE BEARERS</i>	HU0006045509	5,000,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>PUBLIC LIABILITY</i>	HU0006045509	30,000,000.00	21/11/24
	CHU Underwriting Agencies Pty			
	<i>VOLUNTARY WORKERS</i>	HU0006045509	200,000 /2,000	21/11/24
	CHU Underwriting Agencies Pty			
	<i>WORKPLACE, H&S BREAC</i>	HU0006045509	100,000.00	21/11/24
	CHU Underwriting Agencies Pty			

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent Defects in Common Property or Body Corporate Assets	Please refer to Body Corporate records for additional information
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Additional Information

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

WATERFORD APARTMENTS CTS 47259

Contractor Name and Address Challenge Strata Management PO Box 8021 Bundall Qld 9726	Details of Duties	Delegated Powers	Basis of Remuneration As per agreement
Commencement Date	21/07/23	Termination Date	
Term of Contract	1 year	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Locality Planning Energy Pty Ltd Level 8 8 Market Lane MAROOCHYDORE QLD 4558	Details of Duties Third Party Metering	Delegated Powers	Basis of Remuneration As per Invoice
Commencement Date	21/05/21	Termination Date	
Term of Contract	10Yr + 1M + 9 Days	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Fire Systems Australia SEQ PTY LTD PO Box 624 HELENSVALE QLD 4212	Details of Duties Fire Servicing	Delegated Powers	Basis of Remuneration Quarterly In Advance
Commencement Date	01/11/23	Termination Date	
Term of Contract	1 Year	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Telstra	Details of Duties 0427 403922; 0417 499906; 0427 377905; 0418 512299	Delegated Powers Lift Phone SIM x 4	Basis of Remuneration \$35 each SIM per month
Commencement Date	14/12/16	Termination Date	
Term of Contract	2 Years then ongoing	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Locality Planning Energy Pty Ltd Suite 18 13 Norval Court MAROOCHYDORE QLD 4558	Details of Duties Sale and Supply of Electricity	Delegated Powers For Lots 2101 - 4411	Basis of Remuneration As per Invoices
Commencement Date	30/11/16	Termination Date	
Term of Contract	Unknown - Novation	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

CONTRACTS REGISTER

WATERFORD APARTMENTS CTS 47259

Contractor Name and Address Locality Planning Energy Pty Ltd Level 8 8 Market Lane MAROOCHYDORE QLD 4558	Details of Duties	Delegated Powers Electricity Supply	Basis of Remuneration As Per Invoice
Commencement Date	21/05/21	Termination Date	
Term of Contract	3 Years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address TG Air & Electrical 211 Cotlew Street ASHMORE QLD 4214	Details of Duties Preventative Mntc of Mechanical Ventilation System	Delegated Powers Regular testing and servicing	Basis of Remuneration Monthly Invoice
Commencement Date	09/09/20	Termination Date	
Term of Contract	1 year	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address OTIS Unit 12 14 Activity Crescent Molendinar QLD	Details of Duties	Delegated Powers	Basis of Remuneration Quarterly
Commencement Date	01/03/22	Termination Date	
Term of Contract	36 MOnths	Finance	
Options	36 Months	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address GEC Communication PO Box 1124 DEE WHY NSW 2099	Details of Duties Lift Emerg Phone Line	Delegated Powers	Basis of Remuneration 1440.00
Commencement Date	14/08/19	Termination Date	
Term of Contract	36 months	Finance	
Options	12 months	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Cheaper Towing QPT	Details of Duties	Delegated Powers	Basis of Remuneration Annual
Commencement Date	18/07/22	Termination Date	
Term of Contract	364 days	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Waterford Apartments CTS 47259

BALANCE SHEET

AS AT 05 NOVEMBER 2024

	ACTUAL 05/11/2024	ACTUAL 30/04/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(243,528.19)	(68,370.37)
Sinking Fund	778,394.62	923,310.71
<u>TOTAL</u>	<u>\$ 534,866.43</u>	<u>\$ 854,940.34</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	4,795.77	0.00
Cash At Bank	723,294.63	1,159,275.95
Levies - Prepayments	52,753.87	0.00
Levies In Arrears	42,487.75	38,575.05
Other Arrears	5,917.76	18,294.44
Prepaid Expenses	0.00	7,543.21
Sundry Debtors	0.00	125,049.53
Secondary Debtors	6,495.05	1,943.25
<u>TOTAL ASSETS</u>	<u>835,744.83</u>	<u>1,350,681.43</u>
<u>LIABILITIES</u>		
G S T Clearing A/C	(43,957.77)	(12,043.37)
Creditors	238,909.00	54,706.84
Accrued Expenses	0.00	74,666.88
Next Year Discounts	0.00	(76,289.10)
Levies - Prepayments	52,753.87	0.00
Levies In Advance	52,505.54	454,582.34
Other Payments In Advance	667.76	117.50
<u>TOTAL LIABILITIES</u>	<u>300,878.40</u>	<u>495,741.09</u>
<u>NET ASSETS</u>	<u>\$ 534,866.43</u>	<u>\$ 854,940.34</u>

Waterford Apartments CTS 47259

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 05 NOVEMBER 2024

	ACTUAL 01/05/24-05/11/24	BUDGET 01/05/24-30/04/25	VARIANCE	ACTUAL 01/05/23-30/04/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Contributions Levied	460,075.08	1,600,000.00	(1,139,924.92)	920,151.16
Discounts	(80,458.26)	(320,000.00)	239,541.74	(155,157.82)
Building Insurance	91,348.58	190,000.00	(98,651.42)	182,696.72
Gst On Income	(42,815.05)	(133,636.37)	90,821.32	(86,153.47)
TOTAL INCOME	428,150.35	1,336,363.63	(908,213.28)	861,536.59
<u>EXPENDITURE</u>				
Accountancy Fees	0.00	484.00	(484.00)	66.00
Audit Fees	0.00	7,500.00	(7,500.00)	7,370.00
<u>BANK CHARGES</u>				
Bank Charges (Incl Gst)	607.25	1,500.00	(892.75)	1,085.85
Caretaking Agreement	206,736.01	445,000.00	(238,263.99)	423,005.47
Collection Charges	(165.00)	0.00	(165.00)	0.00
Community Power	34,954.51	80,000.00	(45,045.49)	79,880.32
<u>INSURANCES</u>				
Insurances	79,898.86	200,000.00	(120,101.14)	182,701.66
Ins - Stamp Duty (No Gst)	7,049.32	20,000.00	(12,950.68)	16,264.95
<u>INSURANCE CLAIMS</u>				
Ins Claims - Receipt (No Gst)	(45,789.55)	0.00	(45,789.55)	0.00
Legal Fees	81,073.09	120,000.00	(38,926.91)	162,928.60
Management Fees	8,336.80	30,900.00	(22,563.20)	0.00
Management Fees - Additional	5,345.64	20,000.00	(14,654.36)	0.00
Management Fees - Disbursement	5,360.92	21,000.00	(15,639.08)	0.00
Pest Control	5,230.00	3,000.00	2,230.00	13,730.00
R & M - Building	8,382.04	3,000.00	5,382.04	2,570.56
R & M - Cleaning	0.00	2,000.00	(2,000.00)	1,705.00
R & M - Cleaning Windows	0.00	7,000.00	(7,000.00)	0.00
R & M - Cleaning Materials	1,975.37	2,500.00	(524.63)	0.00
R & M - Cleaning Bins	2,750.00	4,500.00	(1,750.00)	5,761.25
R & M - Electrical	2,302.01	10,000.00	(7,697.99)	9,655.59
<u>R & M - ELEVATORS</u>				
R & M - Elevators	4,648.59	32,000.00	(27,351.41)	30,572.32
R & M - Elevators (No Gst)	1,252.06	1,650.00	(397.94)	1,622.35
R & M - Elevators - Call Out	0.00	5,000.00	(5,000.00)	6,388.80

Waterford Apartments CTS 47259

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 05 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-05/11/24	01/05/24-30/04/25		01/05/23-30/04/24
R & M - Equipment/Plant	0.00	4,000.00	(4,000.00)	4,475.75
R & M - Fire Safety	7,059.10	11,000.00	(3,940.90)	9,825.12
R & M - Fire (Qfrs)	1,013.36	6,800.00	(5,786.64)	6,234.22
R & M - False Fire Alarms	0.00	1,500.00	(1,500.00)	0.00
R & M - Fire Equipment Repair	2,965.60	2,000.00	965.60	2,213.28
R & M - Fire Doors	0.00	5,500.00	(5,500.00)	0.00
R & M - Gardens/Grounds	1,987.59	10,000.00	(8,012.41)	544.00
R & M - Gym	1,782.00	2,800.00	(1,018.00)	2,667.50
R & M - Keys/Locks	(2,699.50)	1,000.00	(3,699.50)	1,050.59
R & M - Plumbing	1,793.00	9,000.00	(7,207.00)	9,245.46
R & M - Pool	135.00	5,000.00	(4,865.00)	5,828.56
R & M - Pool Supplies	1,995.53	2,000.00	(4.47)	0.00
R & M - Pool Safety Compliance	0.00	300.00	(300.00)	216.26
Secretarial - Fees	8,249.87	0.00	8,249.87	33,358.24
Secretarial - Additional Work	8,705.07	0.00	8,705.07	44,473.93
Secretarial - Disbursements	11,034.30	0.00	11,034.30	46,216.81
Secretarial - Gst Compliance	385.00	0.00	385.00	1,540.00
Secretarial - Previous Manager	0.00	65,300.00	(65,300.00)	0.00
Security	946.11	0.00	946.11	0.00
Telephone	0.00	1,200.00	(1,200.00)	0.00
<u>PRIOR YEAR ADJUSTMENT</u>				
Water Charges	194,108.16	200,000.00	(5,891.84)	30,384.44
Sundry Expenses	0.00	0.00	0.00	2,311.70
Workplace Health & Safety	0.00	1,800.00	(1,800.00)	0.00
Gst On Expenses	(46,099.94)	(102,098.56)	55,998.62	(98,347.83)
<u>TOTAL EXPENDITURE</u>	603,308.17	1,244,135.44	(640,827.27)	1,047,546.75
<u>SURPLUS (DEFICIT)</u>	<u>\$ (175,157.82)</u>	<u>\$ 92,228.19</u>	<u>\$ (267,386.01)</u>	<u>\$ (186,010.16)</u>
Opening Balance	(68,370.37)	(68,370.37)	0.00	117,639.79
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (243,528.19)</u>	<u>\$ 23,857.82</u>	<u>\$ (267,386.01)</u>	<u>\$ (68,370.37)</u>

Waterford Apartments CTS 47259

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 05 NOVEMBER 2024

	ACTUAL 01/05/24-05/11/24	BUDGET 01/05/24-30/04/25	VARIANCE	ACTUAL 01/05/23-30/04/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Contributions Levied	142,875.78	381,000.00	(238,124.22)	285,751.56
Discounts	(24,874.41)	(76,200.00)	51,325.59	(47,841.90)
Special Levy	0.00	0.00	0.00	349,250.00
Special Levy Discounts	0.00	0.00	0.00	(60,816.25)
Gst On Income	(10,727.25)	(27,709.09)	16,981.84	(47,848.61)
<u>TOTAL INCOME</u>	107,274.12	277,090.91	(169,816.79)	478,494.80
<u>EXPENDITURE</u>				
Water Entry Rectification	245,732.19	250,000.00	(4,267.81)	614,371.76
Building Maintenance	10,684.30	30,000.00	(19,315.70)	19,496.14
Consultants Fees	4,750.00	10,000.00	(5,250.00)	5,710.00
Grounds	0.00	20,000.00	(20,000.00)	0.00
Elevators	0.00	0.00	0.00	9,750.40
Fencing	0.00	40,000.00	(40,000.00)	0.00
Anchor Bolts	2,310.00	2,500.00	(190.00)	2,310.00
Lighting & Electrical	1,441.00	15,000.00	(13,559.00)	8,748.03
<u>INCOME TAX</u>				
Plant & Equipment	0.00	1,500.00	(1,500.00)	12,265.00
Pool	8,434.30	5,000.00	3,434.30	0.00
Sinking Fund Forecast	0.00	2,000.00	(2,000.00)	0.00
Plumbing Repairs	3,580.50	15,000.00	(11,419.50)	12,805.48
Keys & Locks	287.45	0.00	287.45	1,364.59
Fire Safety Equipment	0.00	10,000.00	(10,000.00)	1,354.35
Security	0.00	2,000.00	(2,000.00)	0.00
Gst On Expenses	(25,029.53)	(36,636.36)	11,606.83	(62,561.43)
<u>TOTAL EXPENDITURE</u>	252,190.21	366,363.64	(114,173.43)	625,614.32
<u>SURPLUS (DEFICIT)</u>	\$ (144,916.09)	\$ (89,272.73)	\$ (55,643.36)	\$ (147,119.52)
Opening Balance	923,310.71	923,310.71	0.00	1,070,430.23
<u>SINKING FUND BALANCE</u>	\$ 778,394.62	\$ 834,037.98	\$ (55,643.36)	\$ 923,310.71