

Compass Strata Plan 75504

BALANCE SHEET

AS AT 22 JUNE 2025

	ACTUAL 22/06/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	50,877.82	(35,134.27)
Reserve Fund	238,835.45	167,494.99
<u>TOTAL</u>	<u>\$ 289,713.27</u>	<u>\$ 132,360.72</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	65,864.66	12,106.23
Investment Account Admin Fund1	33,225.28	32,174.87
Bank Balance Reserve Fund	186,213.65	108,928.95
Investment A/C Reserve Fund	27,858.90	26,984.95
Investment A/C Reserve Fund 2	43,647.63	42,144.85
Levies In Arrears	4,238.78	5,599.10
Other Arrears	211.50	2,744.01
Interest On Overdue Levies	242.12	486.00
Utilities Arrears	5,169.74	(2,331.06)
Secondary Debtors	731.88	731.88
<u>TOTAL ASSETS</u>	<u>367,404.14</u>	<u>229,569.78</u>
<u>LIABILITIES</u>		
Gst Clearing Account	9,345.17	575.82
Arrears Clearing Account	(1,738.00)	(1,650.00)
Utilities Clearing Account	358.50	358.50
Creditors	(18,814.50)	23,009.34
Unallocated Deposits	(70.00)	0.00
Levies In Advance	88,609.70	74,915.40
<u>TOTAL LIABILITIES</u>	<u>77,690.87</u>	<u>97,209.06</u>
<u>NET ASSETS</u>	<u>\$ 289,713.27</u>	<u>\$ 132,360.72</u>

Compass Strata Plan 75504

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 22 JUNE 2025

	ACTUAL 01/10/24-22/06/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	404,954.11	555,000.00	72.96	419,448.07
Status Certificate Fees	(252.00)	0.00	0.00	308.00
Interest On Investments	1,924.36	0.00		1,216.76
Lift Fund	2,000.00	0.00		0.00
Interest On Overdue Levies	914.52	0.00		987.21
TOTAL ADMIN. FUND INCOME	409,540.99	555,000.00		421,960.04
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting	555.00	1,750.00	31.71	1,040.00
Agent Disburs. - Print & Post	754.08	1,500.00	50.27	1,139.08
Bank Charges	0.04	0.00		(0.03)
Bank Charges - Account Fees	721.35	1,500.00	48.09	936.00
Building Repairs	1,514.00	12,000.00	12.62	12,244.41
Carpark Maintenance	0.00	2,000.00	0.00	0.00
Building Manager/Caretaker	71,845.47	100,000.00	71.85	173,402.90
Cleaning	43,048.32	75,000.00	57.40	59,424.33
Cleaning - Windows	19,008.00	20,000.00	95.04	18,588.00
Cleaning - Carpets	0.00	3,000.00	0.00	0.00
Consultants	20,717.65	4,000.00	517.94	3,565.91
Electrical Repairs	1,659.00	8,500.00	19.52	7,918.11
Essential Services	2,327.50	5,000.00	46.55	4,830.46
Fire Prcn-Repairs & Servicing	5,714.87	23,000.00	24.85	12,884.27
Garage Doors	0.00	2,000.00	0.00	0.00
Garden & Grounds	11,173.67	14,000.00	79.81	13,849.47
Income Tax	382.61	0.00		0.00
Insurance - Premium	44,196.15	40,500.00	109.13	36,884.89
Insurance - Stamp Duty	4,598.12	4,000.00	114.95	3,833.75
Legal & Debt Collection Fee	1,639.22	5,000.00	32.78	2,625.00
Lift Maintenance	11,656.36	15,000.00	77.71	14,921.79
Management Fees	33,265.24	46,500.00	71.54	38,850.79
Management Fees - Additional	11,907.01	12,000.00	99.23	11,046.08
Meeting Room Expenses	300.00	950.00	31.58	650.00
Miscellaneous	574.23	100.00	574.23	95.45
Pest/Vermin Control	1,241.78	3,500.00	35.48	2,366.18
Plumbing & Drainage	4,821.65	20,000.00	24.11	19,948.28



Compass Strata Plan 75504

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 22 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/10/24-22/06/25	01/10/24-30/09/25	%	01/10/23-30/09/24
Recreational Facilities	9,304.51	12,000.00	77.54	0.00
Security	12,418.65	15,500.00	80.12	27,853.10
Security Keys	374.38	500.00	74.88	(2,941.73)
Utilities - Electricity	62,637.57	115,000.00	54.47	115,901.65
Utilities - Electricity Recove	(74,750.35)	(85,000.00)	87.94	(82,716.86)
Utilities-Recoveries-Arrears	472.58	0.00		410.22
Utilities - Gas	11,443.64	35,000.00	32.70	32,924.73
Utilities - Gas Recovery	(19,038.38)	(21,000.00)	90.66	(20,455.36)
Utilities - Waste Management	19,767.80	15,000.00	131.79	11,370.80
Utilities - Water & Sewerage	14,218.15	18,500.00	76.85	18,465.62
Utilities - Water Recovery	(6,940.97)	(8,000.00)	86.76	(7,687.63)
TOTAL ADMIN. EXPENDITURE	323,528.90	518,300.00		534,169.66
<u>SURPLUS / DEFICIT</u>	<u>\$ 86,012.09</u>	<u>\$ 36,700.00</u>		<u>\$ (112,209.62)</u>
Opening Admin. Balance	(35,134.27)	(35,134.27)	100.00	77,075.35
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 50,877.82</u>	<u>\$ 1,565.73</u>		<u>\$ (35,134.27)</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 22 JUNE 2025

	ACTUAL 01/10/24-22/06/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>RESERVE FUND</u>				
<u>INCOME</u>				
Reserve Fund Levies	70,833.14	100,000.00	70.83	50,000.02
Interest On Investments	1,526.28	0.00		2,905.64
Interest On Overdue Levies	142.93	0.00		107.24
<u>TOTAL RESERVE FUND INCOME</u>	72,502.35	100,000.00		53,012.90
<u>EXPENDITURE - RESERVE FUND</u>				
Building Improvements	0.00	10,000.00	0.00	0.00
Income Tax	1,161.89	0.00		0.00
<u>TOTAL RESERVE FUND EXPENDITURE</u>	1,161.89	10,000.00		0.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 71,340.46</u>	<u>\$ 90,000.00</u>		<u>\$ 53,012.90</u>
Opening Reserve Fund Balance	167,494.99	167,494.99	100.00	114,482.09
<u>RESERVE FUND BALANCE</u>	<u>\$ 238,835.45</u>	<u>\$ 257,494.99</u>		<u>\$ 167,494.99</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 22 JUNE 2025

	ACTUAL 01/10/24-22/06/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>LIFT FUND</u>				
<u>INCOME</u>				
Levies	0.00	3,000.00	0.00	0.00
<u>TOTAL INCOME</u>	0.00	3,000.00		0.00
<u>TOTAL EXPENDITURE</u>	0.00	0.00		0.00
<u>SURPLUS/DEFICIT</u>	\$ 0.00	\$ 3,000.00		\$ 0.00
<u>LIFT FUND BALANCE</u>	\$ 0.00	\$ 3,000.00		\$ 0.00



Compass Strata Plan 75504

LOT BALANCE REPORT

22 June 2025

Lot No	Unit No	Administrative Fund	Reserve Fund	Other	Total
2	W102	-1,980.61	-385.00	-13.20	-2,378.81
3	W103	-4,675.95	-227.79	-7.81	-4,911.55
4	W104	-1,171.86	-227.79	-7.81	-1,407.46
6	W106	-1,584.49	-308.00	-10.56	-1,903.05
7	W107	-1,171.86	-227.79	-7.81	-1,407.46
8	W108	-1,617.50	-314.42	-10.78	-1,942.70
11	E101	-1,716.53	-333.67	-11.44	-2,061.64
12	E102	1,799.05	205.20	156.50	2,160.75
13	E103	-1,320.41	-256.67	-8.80	-1,585.88
14	E104	0.00	0.00	4.88	4.88
16	E106	-1,138.85	-221.38	-7.59	-1,367.82
17	E107	-1,072.83	-208.54	-7.15	-1,288.52
19	E109	-1,799.05	-349.71	-11.99	-2,160.75
20	E110	-1,567.98	-304.79	-10.45	-1,883.22
23	W203	0.00	-26.04	36.08	10.04
24	W204	-1,443.75	-445.96	-15.29	-1,905.00
26	W206	-1,716.53	-333.67	-11.44	-2,061.64
28	W208	-1,171.86	-227.79	-7.81	-1,407.46
30	W210	-1,848.57	-359.34	-12.32	-2,220.23
31	W211	-1,600.99	-311.21	-10.67	-1,922.87
34	E203	-1,320.41	-256.67	-8.80	-1,585.88
38	E207	-416.96	0.00	0.00	-416.96
40	E209	-1,320.41	-256.67	-8.80	-1,585.88
41	E210	-1,815.56	-352.92	-12.10	-2,180.58
42	E211	-2,060.34	-308.00	-10.56	-2,378.90
43	W301	-2,541.78	-494.09	-16.94	-3,052.81
44	W302	-2,046.63	-397.84	-13.64	-2,458.11
46	W304	-3.16	0.00	0.00	-3.16
49	W307	-1,600.99	-311.21	-10.67	-1,922.87
53	W311	-1,617.50	-314.42	-10.78	-1,942.70
56	E303	-10.75	0.00	0.00	-10.75
57	E304	-1,138.85	-221.38	-7.59	-1,367.82
58	E305	-1,122.34	-218.17	-7.48	-1,347.99
59	E306	-0.57	0.00	0.00	-0.57
60	E307	-1,082.22	-208.54	-7.15	-1,297.91
61	E308	-1,072.83	-208.54	-7.15	-1,288.52
65	W401	-2,607.80	-506.92	-17.38	-3,132.10
66	W402	0.00	0.00	6.01	6.01
68	W404	-2,360.23	-458.79	-15.73	-2,834.75
69	E510	0.00	0.00	10.22	10.22
70	W406	0.00	0.00	5.80	5.80
71	W407	0.00	-15.22	23.30	8.08
72	W408	-1,204.87	-234.21	-8.03	-1,447.11
73	W409	-1,650.51	-320.83	-11.00	-1,982.34
74	W410	1,881.58	352.95	122.75	2,357.28
75	W411	-1,634.00	-317.63	-10.89	-1,962.52
76	E401	-1,766.04	-343.29	-11.77	-2,121.10
77	E402	-1,832.06	-356.13	-12.21	-2,200.40
78	E403	-1,353.42	-263.08	-9.02	-1,625.52



Compass Strata Plan 75504

LOT BALANCE REPORT

22 June 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Reserve Fund</u>	<u>Other</u>	<u>Total</u>
79	E404	-1,155.35	-224.58	-7.70	-1,387.63
80	E405	-1,138.85	-221.38	-7.59	-1,367.82
83	E408	-870.32	-211.75	-7.26	-1,089.33
84	E409	-1,353.42	-263.08	-9.02	-1,625.52
86	E411	-1,649.35	-314.42	-10.78	-1,974.55
87	W501	0.00	-25.88	30.76	4.88
91	E511	-1,650.51	-320.83	-11.00	-1,982.34
92	W506	-1,881.58	-365.75	-12.54	-2,259.87
94	W508	-1,221.38	-237.42	-8.14	-1,466.94
96	W510	0.00	0.00	12.63	12.63
99	E502	0.00	0.00	6.07	6.07
100	E503	0.00	0.00	1.00	1.00
102	E505	-1,155.35	-224.58	-7.70	-1,387.63
Total		(\$70,575.33)	(\$13,285.63)	(\$56.34)	(\$83,917.30)