

**TRIAL FINANCIAL ACCOUNTS SINCE 31-03-2023 UNTIL 01-07-2023 INCLUDING GST**

The year began with lot ledgers in arrears totalling \$3,182.37(Admin) and \$727.62(Sinking)

The year began with lot ledger prepayments totalling \$81.36(Admin) and \$1,582.09(Sinking)

**Expected amounts are for the full year of the body corporate which ends on 31-03-2024**

Bank accounts	at 31-03-2023		at 01-07-2023
59 Fobs at 13-4-23	449.57		434.83
Macquarie cheque	100,266.69		83,003.43
Total of all bank accounts	100,716.26		83,438.26

Undiscounted levies with due date within financial year	Prior year	Expected	Issued
Admin levies	123,500.00	144,069.98	32,000.00
Insurance levies	24,627.00	37,495.00	6,709.00
Sinking levies	46,612.00	48,150.00	12,954.00
Special levies	16,797.00	4,884.00	0.00
Total of all levies	211,536.00	234,598.98	51,663.00

Cash receipts (Expected: assumes all discounts granted)	Prior Year	Expected	Received
Contributions - Admin	149,788.87	184,665.99	41,056.01
Contributions - Sinking	56,470.60	52,179.53	11,907.09
FOB key sales	330.00	0.00	0.00
Total of all receipts (Expected: allows for prior prepayments & arrears)	206,589.47	236,845.52	52,963.10

Cash payments	Prior year	Expected	Paid
Electricity	10,894.00	11,657.00	3,530.70
Water	1,521.72	1,629.00	255.83
Insurance Premiums	26,835.55	37,495.00	37,495.84
Insurance repair and replace	2,747.00	1,000.00	0.00
Workcover	200.00	214.00	0.00
Body Corporate Manager	8,172.00	8,548.00	2,137.00
Body Corporate Manager - variable	650.00	0.00	16.50
Backflow testing and permits	1,188.00	1,271.00	0.00
Equipment testing and servicing	2,474.50	2,648.00	1,089.00
Caretaker	55,843.44	59,640.00	9,940.14
Repairs, Maintenance - Fire services	9,398.55	10,895.00	1,318.32
Repairs, Maintenance - Electrical	1,585.25	1,696.00	1,708.34
Repairs, Maintenance - Plumbing	2,112.00	890.00	0.00
Repairs, Maintenance - Grounds	3,605.93	2,823.00	0.00
Repairs, Maintenance - Steamroom and Gym	596.20	1,190.00	0.00
Repairs, Maintenance, Permits, Chemicals - Pool	3,110.24	5,928.00	1,769.60
Repairs, Maintenance, Permits, Phone - Lift	7,159.36	7,660.00	1,747.50
Repairs, Maintenance - Other	699.54	2,750.00	0.00
Cleaning consumables	756.34	809.00	92.19
Cleaning services	1,608.00	4,259.00	2,502.50
Building washdowns and anchor permits	3,520.00	14,445.00	0.00
Strata Consultancy Services	5,610.00	0.00	0.00
Income Tax - Admin fund	99.50	100.00	0.00
Pest Control	467.50	501.00	467.50
Internet Access and community web portal	2,830.20	3,028.00	243.60
Sundry Expenses	82.45	168.00	0.00
Write off	0.00	0.00	14.74

<b>Cash payments</b>	<b>Prior year</b>	<b>Expected</b>	<b>Paid</b>
FOB keys cost of goods sold for tax purposes	66.33	71.00	0.00
Asset Replacement - Sinking Fund	3,590.25	4,546.00	2,046.00
Asset Overhaul - Sinking Fund	1,841.40	20,000.00	2,116.80
Asset Reports - Sinking fund	0.00	2,000.00	0.00
GST - Sinking Fund	-738.00	2,000.00	1,749.00
Improvements - Sinking Fund	3,687.19	6,988.00	0.00
Total of all payments	162,214.44	216,849.00	70,241.10

<b>Cash flows</b>	<b>Prior year</b>		<b>at 01-07-2023</b>
Cash at beginning of year	56,341.23		100,716.26
Receipts	206,589.47		52,963.10
Payments	162,214.44		70,241.10
Cash at end of year	100,716.26		83,438.26

<b>Funds distribution</b>	<b>at 31-03-2023</b>		<b>at 01-07-2023</b>
Administrative Fund	12,912.74		-10,360.55
Sinking Fund	87,803.52		93,798.81
Total of all funds	100,716.26		83,438.26

**GST supplies (derived from receipts)**

4,814.82

**GST credits (derived from payments)**

5,820.59

<b>Additional disclosures</b>	<b>Total</b>	<b>Admin</b>	<b>Sinking</b>
Contributions in advance (banked) at 01-07-2023	1,394.85	1,036.54	358.31
Contributions in arrears (unpaid) at 01-07-2023	2,692.68	2,142.13	550.55
Penalties, debts and other lot expenses in arrears (unpaid)	29.81		

# TRIAL LEDGER TRANSACTIONS SINCE 31-03-2023 UNTIL 01-07-2023



**Electricity : BUDGET = \$11,657 : COMMITTED = \$3,530.70 (-70%)**

Bank date	Description	Reference	Payee	Amount
28-04-2023	Electricity Apr	U30348 000 001 3	LPE- BC 96503	1,136.34
25-05-2023	Electricity May	U30348 000 001 4	LPE- BC 96503	1,086.21
26-06-2023	Electricity Jun	U30348 000 001 4	LPE- BC 96503	1,308.15

**Water : BUDGET = \$1,629 : COMMITTED = \$255.83 (-84%)**

Bank date	Description	Reference	Payee	Amount
22-05-2023	water Jan - Mar	0999 5595 52	Unitywater	255.83

**Insurance Premiums : BUDGET = \$37,495 : COMMITTED = \$37,495.84 (0%)**

Bank date	Description	Reference	Payee	Amount
04-04-2023	Insurance Premium	332986	Direct Insurance Brokers	37,495.84

**Body Corporate Manager : BUDGET = \$8,548 : COMMITTED = \$2,137.00 (-75%)**

Bank date	Description	Reference	Payee	Amount
23-05-2023	Renewal Body Corporate Manager ~ 3 Month	29903	Tracsafe Pty Ltd	2,137.00

**Body Corporate Manager - variable : BUDGET = \$0 : COMMITTED = \$16.50**

Bank date	Description	Reference	Payee	Amount
16-05-2023	Electricity meter reads	29746	Tracsafe Pty Ltd	16.50

**Equipment testing and servicing : BUDGET = \$2,648 : COMMITTED = \$1,089.00 (-59%)**

Bank date	Description	Reference	Payee	Amount
06-06-2023	Annual Service - car park ventilation	4941	Air Coast Air Conditionin	1,089.00

**Caretaker : BUDGET = \$59,640 : COMMITTED = \$9,940.14 (-83%)**

Bank date	Description	Reference	Payee	Amount
26-04-2023	Building caretaking Apr	138	Sandra Mannering	4,970.07
30-05-2023	Building caretaking May	139	Sandra Mannering	4,970.07

**Repairs, Maintenance - Fire services : BUDGET = \$10,895 : COMMITTED = \$1,318.32 (-88%)**

Bank date	Description	Reference	Payee	Amount
26-04-2023	Fire Equipment Service - Qtrly - May to	2127916	Fire Boar Pty Ltd	1,163.22
23-05-2023	Fire Warden Training	2129581	Fire Boar Pty Ltd	86.90
13-06-2023	Pumpset Fuel	2132001	Fire Boar Pty Ltd	68.20

**Repairs, Maintenance - Electrical : BUDGET = \$1,696 : COMMITTED = \$1,708.34 (1%)**

Bank date	Description	Reference	Payee	Amount
26-04-2023	Light Repairs and replacements	3586	KK Contracting	1,408.31
27-06-2023	Repairs to lighting	3668	KK Contracting	300.03

**Repairs, Maintenance, Permits, Chemicals - Pool : BUDGET = \$5,928 : COMMITTED = \$1,769.60 (-70%)**

Bank date	Description	Reference	Payee	Amount
04-04-2023	Chlorinator Cell replacement	B41132	Swimart Maroochydore	639.10
04-04-2023	Pool Service and Supplies Mar 14	B41153	Swimart Maroochydore	489.00
30-05-2023	Pool Service and supplies May 26	B41983	Swimart Maroochydore	591.00
27-06-2023	Pool Service and supplies Jun 23	JPC-3967	Jims Pool Care (Maroochyd	50.50

**Repairs, Maintenance, Permits, Phone - Lift : BUDGET = \$7,660 : COMMITTED = \$1,747.50 (-77%)**

Bank date	Description	Reference	Payee	Amount
27-04-2023	dodo	Bank upload		5.00
23-05-2023	Lift Maintenance May - Jul	70124	Forte Lift services	1,732.50
29-05-2023	dodo	Bank upload		5.00
27-06-2023	dodo	Bank upload		5.00

**Cleaning consumables : BUDGET = \$809 : COMMITTED = \$92.19 (-89%)**

Bank date	Description	Reference	Payee	Amount
11-04-2023	Cleaning supplies	244523550	Bunnings	75.68
09-05-2023	Cleaning supplies	8176-01447080	Bunnings	16.51

**Cleaning services : BUDGET = \$4,259 : COMMITTED = \$2,502.50 (-41%)**

Bank date	Description	Reference	Payee	Amount
11-04-2023	Tile and Grout Cleaning	INV-00001951	The Tile and Stone Specia	2,238.50
18-04-2023	Bin Cleaning Apr 11	00065315	A1 Bin cleaners Wamuran	66.00
16-05-2023	Bin Cleaning May 9	00065755	A1 Bin cleaners Wamuran	66.00
13-06-2023	Bin Cleaning Jun 30	00066127	A1 Bin cleaners Wamuran	132.00

**Pest Control : BUDGET = \$501 : COMMITTED = \$467.50 (-7%)**

Bank date	Description	Reference	Payee	Amount
06-06-2023	Pest control to CP	426070134C	Flick Anticimex Pty Ltd	467.50

**Internet Access and community web portal : BUDGET = \$3,028 : COMMITTED = \$243.60 (-92%)**

Bank date	Description	Reference	Payee	Amount
11-04-2023	Optus Apr	62325633816	Optus	81.20
16-05-2023	Optus May	62325633816	Optus	81.20
13-06-2023	Optus Jun	62325633816	Optus	81.20

**Write off : BUDGET = \$0 : COMMITTED = \$14.74**

Bank date	Description	Reference	Payee	Amount
12-04-2023	2 FOB keys after stockcount			14.74

**Asset Replacement - Sinking Fund : BUDGET = \$4,546 : COMMITTED = \$2,046.00 (-55%)**

Bank date	Description	Reference	Payee	Amount
04-04-2023	Curved Planter Box	6101	Potanico	2,046.00

**Asset Overhaul - Sinking Fund : BUDGET = \$20,000 : COMMITTED = \$2,116.80 (-89%)**

Bank date	Description	Reference	Payee	Amount
23-05-2023	Installation of polycarbonate panels	INV-0470	All Task Property Service	2,116.80

**GST - Sinking Fund : BUDGET = \$2,000 : COMMITTED = \$1,749.00 (-13%)**

Bank date	Description	Reference	Payee	Amount
18-04-2023	GST payment Jan - Mar	529402292	ATO GST Account	1,749.00

**Contributions - Admin : BUDGET = \$184,666 : RECEIVED = \$41,056.01 (-78%)**

Bank date	Contributions - Admin			Amount
13-04-2023	LOT 18			67.06
13-04-2023	LOT 22			882.27
13-04-2023	LOT 1			1,347.73
13-04-2023	LOT 28			1,940.45
14-04-2023	LOT 9			188.25
14-04-2023	LOT 19			747.81
14-04-2023	LOT 33			941.06
14-04-2023	LOT 15			1,035.24
14-04-2023	LOT 17			1,064.85
14-04-2023	LOT 30			2,244.30
14-04-2023	LOT 37			2,240.00
17-04-2023	LOT 14			752.88
17-04-2023	LOT 21			1,048.67
17-04-2023	LOT 29			1,415.81
20-04-2023	LOT 24			1,004.93
21-04-2023	LOT 6			868.84
24-04-2023	LOT 25			786.46
26-04-2023	LOT 10			862.12

Bank date	Contributions - Admin			Amount
28-04-2023	LOT 9			188.25
01-05-2023	LOT 18			200.00
01-05-2023	LOT 20			759.60
01-05-2023	LOT 35			1,470.40
02-05-2023	LOT 16			874.85
04-05-2023	LOT 2			739.45
04-05-2023	LOT 23			1,082.25
08-05-2023	LOT 26			779.13
09-05-2023	LOT 34			1,477.12
10-05-2023	LOT 13			741.09
10-05-2023	LOT 31			818.39
10-05-2023	LOT 5			946.14
12-05-2023	LOT 9			188.25
12-05-2023	LOT 27			1,065.12
12-05-2023	LOT 32			1,075.53
15-05-2023	LOT 7			727.66
15-05-2023	LOT 8			727.67
15-05-2023	LOT 4			855.41
15-05-2023	LOT 12			971.36
16-05-2023	LOT 11			1,055.38
19-05-2023	LOT 3			400.00
19-05-2023	LOT 36			2,228.22
22-05-2023	LOT 18			400.00
26-05-2023	LOT 9			196.97
02-06-2023	LOT 3			330.26
09-06-2023	LOT 9			196.97
13-06-2023	LOT 18			200.00
16-06-2023	LOT 3			107.76
20-06-2023	LOT 18			217.08
23-06-2023	LOT 9			196.97
30-06-2023	LOT 3			400.00

**Contributions - Sinking : BUDGET = \$52,180 : RECEIVED = \$11,907.09 (-77%)**

Bank date	Contributions - Sinking			Amount
13-04-2023	LOT 18			132.94
13-04-2023	LOT 22			297.34
13-04-2023	LOT 1			439.55
13-04-2023	LOT 28			594.68
14-04-2023	LOT 9			66.25
14-04-2023	LOT 19			245.63
14-04-2023	LOT 33			310.27
14-04-2023	LOT 15			361.98
14-04-2023	LOT 17			361.98
14-04-2023	LOT 30			-773.89
14-04-2023	LOT 37			711.04
17-04-2023	LOT 14			258.56
17-04-2023	LOT 21			361.98
17-04-2023	LOT 29			452.48
20-04-2023	LOT 24			336.13
21-04-2023	LOT 6			297.34
24-04-2023	LOT 25			258.56
26-04-2023	LOT 10			297.34
28-04-2023	LOT 9			66.25
01-05-2023	LOT 20			258.56

Bank date	Contributions - Sinking			Amount
01-05-2023	LOT 35			478.34
02-05-2023	LOT 16			297.34
04-05-2023	LOT 2			258.56
04-05-2023	LOT 23			361.98
08-05-2023	LOT 26			258.56
09-05-2023	LOT 34			478.34
10-05-2023	LOT 13			245.63
10-05-2023	LOT 31			271.49
10-05-2023	LOT 5			323.20
12-05-2023	LOT 9			66.25
12-05-2023	LOT 27			361.98
12-05-2023	LOT 32			361.98
15-05-2023	LOT 7			245.63
15-05-2023	LOT 8			251.79
15-05-2023	LOT 4			297.34
15-05-2023	LOT 12			336.13
16-05-2023	LOT 11			361.98
19-05-2023	LOT 36			698.11
26-05-2023	LOT 9			57.53
02-06-2023	LOT 3			69.74
09-06-2023	LOT 9			57.53
16-06-2023	LOT 3			292.24
20-06-2023	LOT 18			82.92
23-06-2023	LOT 9			57.53

**Explanatory Note - Lot Ledger transactions related to lot incurred expenses (other than penalty interest)**

**These transactions are for information only. Monies receipted are captured under 'Contributions - Admin'**

	Lot Ledger transactions	Due date	Fully paid?	Amount
	LOT 16 - electricity usage	15-05-2023	Yes	6.01
	LOT 17 - electricity usage	15-05-2023	Yes	2.75
	LOT 26 - electricity usage	15-05-2023	Yes	12.82
	LOT 27 - electricity usage	15-05-2023	Yes	3.02
	LOT 29 - electricity usage	15-05-2023	Yes	9.28
	LOT 30 - electricity usage	15-05-2023	Yes	4.65

**TRIAL LOT LEDGER POSITIONS AT 01-07-2023**

Lot number	Amount Prepaid (banked)
9	1394.85
Totals	1394.85

Lot number	Penalties	Debts	Expenses	Levy-Admin	Levy-Sink	Total owing
3	0.00	0.00	0.00	416.10	0.00	416.10
18	0.00	0.00	0.00	830.33	253.21	1083.54
28	29.81	0.00	0.00	895.70	297.34	1222.85
Totals	29.81	0.00	0.00	2142.13	550.55	2722.49