



Revenue & Expense (Actual / Budget)

for the year 01/10/2024 to 30/09/2025

as at 30/09/2025 100% year completed

Registered for GST

<u>Account Number</u>	<u>Account Description</u>	<u>Actual YTD (\$)</u>	<u>Budget (\$)</u>	<u>Actual versus Budget (%)</u>	<u>Next Years Budget (\$)</u> 2025-2026	<u>Comment</u>
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Operating Levy

Revenue

110	General Administration Levy	955,608.64	955,608.00	100.0	1,003,388.00	Comment: PROPOSED Increase    5% increase to address ongoing deficit in OC1
130	Interest Received					
130 10	Bank	10,078.89			6,000.00	
130 20	Penalty Interest (from levies)	4,121.43	10,000.00	41.2		Interest from overdue/late payment of fees
<b>Total 130</b>		<b>14,200.32</b>	<b>10,000.00</b>	<b>142.0</b>	<b>6,000.00</b>	
150	Other					
150 87	Sale of Swipes/Fobs	2,354.70	2,000.00	117.7	1,500.00	Fobs and remotes
<b>Total 150</b>		<b>2,354.70</b>	<b>2,000.00</b>	<b>117.7</b>	<b>1,500.00</b>	
<b>Total Operating Levy Revenue</b>		<b>972,163.66</b>	<b>967,608.00</b>	<b>100.5</b>	<b>1,010,888.00</b>	

Expense

315	Audit - Financial Statements	2,900.00			3,000.00	Scott Partners - independent audit
328	BAS - Compilation of Records	1,432.88			1,500.00	
329	Tax - Compilation of Records	358.22			350.00	
337	Building Management					
337 20	Contracted Labour	385,544.13	383,763.00	100.5	398,000.00	Increase based on new contract 3.9% but with holiday loadings. Total 6.4% increase in FY24 then 3% in FY25
<b>Total 337</b>		<b>385,544.13</b>	<b>383,763.00</b>	<b>100.5</b>	<b>398,000.00</b>	

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352	Consulting					
352 50	Insurance Valuations	10,300.00				
352 60	Legal	11,646.00	20,000.00	58.2	15,000.00	This has been incorporated under Other Expenses in previous years. Incl Justin Bayard Fees of \$10k
<b>Total 352</b>		<b>21,946.00</b>	<b>20,000.00</b>	<b>109.7</b>	<b>15,000.00</b>	
465	Insurance					
465 20	Premium	231,481.73	236,671.00	97.8	243,000.00	Comment: Assumed Premium increase of 5% to allow for increase across the sector and our claims experience.    Insurance due and to be paid in full November 2025
<b>Total 465</b>		<b>231,481.73</b>	<b>236,671.00</b>	<b>97.8</b>	<b>243,000.00</b>	
525	Management Costs					
525 10	Annual Fee	51,676.80	51,180.00	101.0	52,715.00	The Comment: (contract - Assume contract amount, But on costs of \$3000 are included in Other)   Knight - Management Fee
525 30	Fee for Service	4,770.07			5,000.00	The Knight - services outside of contract
<b>Total 525</b>		<b>56,446.87</b>	<b>51,180.00</b>	<b>110.3</b>	<b>57,715.00</b>	
527	Scheduled Services & Maintenance		229,192.40			Inflation Plus FY 24 Projected outturn. Based on Allied Contract and 4 cleans but ytd only invoice for 1 clean. Outturn based on 2 more cleans in FY24
527 11	Heating/Air Conditioning/Ventilation/Exhausting					
527 11 1	Air Conditioning	24,250.00			30,000.00	Premac Air - ave \$2425 p/month
527 11 9	Ventilation	440.00				
527 12	Building Services Software	9,940.00			10,000.00	Delta Building Automation - ave \$2485 p/quarter
527 15	Cleaning					
527 15 7	Bin Sanitary / Deodorising	225.00			2,800.00	Lobby and bin scents
527 15 8	Windows	102,436.25			113,000.00	Allied Commerical - window clean with rope access ave \$25 849 p/quarter
527 16	Cooling Towers	430.00				
527 17	Communications					
527 17 4	IT Support	214.63			200.00	domain renewal & Microsoft online
527 17 8	Web Site	3,816.00			4,000.00	Building Link
527 19	O H & S Compliance	1,040.00			1,500.00	backflow test
527 20	Occupancy Permit - Maintenance Schedule Checking	19,833.21			18,000.00	Eclipse - monthly testing ave \$1291 p/month   Johnson Controls ave \$2200 p/annum

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527 25	Electrical	3,578.00			3,600.00	annual thermographics
527 53	Garage Doors	530.00				
527 54	Gardening	33,480.45			40,000.00	Fytogreen - vertical garden maintenance ave \$3194-64 p/month
527 58	Indoor Plants	937.42			1,200.00	Frencham ave \$86 p/month
527 60	Pest Control	1,593.51			2,500.00	Pestaway - pest control - ave \$203 p/month
527 62	Plumbing/Water Treatment Inspection	1,550.00			1,600.00	Plumway - annual PRV servicing
527 63	Pumps & Related	4,170.00			4,200.00	Pump & Electrical - pump servicing
527 74	Security Monitoring					
527 74 3	Contracted	6,571.80			6,000.00	Theft Prevention - CCTV ave \$479 p/month
<b>Total 527</b>		<b>215,036.27</b>	<b>229,192.40</b>	<b>93.8</b>	<b>238,600.00</b>	
542	Meeting/Functions					
542 10	AGM	454.55			500.00	AGM Room Hire
542 90	Other	1,415.17			2,000.00	Discretionary expenses
<b>Total 542</b>		<b>1,869.72</b>			<b>2,500.00</b>	
582	Postage/Stationery/Off Supplies/Misc.	3,908.73				
615	Repairs/Maintenance/Services - Non Scheduled		76,353.00		79,000.00	Comment: Likely to increase with cost to repair water damaged floors - offset by claims payout in FY24 income.    Unscheduled expenses cut and seal areas
615 10	General Building Maintenance	2,527.50				
615 11	Heating/Exhaust	9,886.75				hvac repair, cooling tower CT repair
615 14	Car Park Vehicular Gates	2,331.00				battery replacement
615 16	Cleaning - Ad hoc	19,900.00				BK Stone Pty Ltd Cleaning, repair, polishing and sealing
615 17	Cleaning - Materials	1,379.55				Total Corporate cleaning materials
615 20	Electrical	9,682.82				Light replacement and installations
615 22	Emergency Lighting	1,928.75				MTT Electrics PTY LTD Replacement exit and emergencies
615 23	EPA Inspections	1,985.00				
615 25	Fire Service	9,050.00				Eclipse Fire - batteries, FIP isolations for works
615 30	Garden/Trees	8,950.00				controller, tree pruning
615 34	Handyman-Variou					storage maintenance
615 35	Hot Water System	1,983.20				HW issue
615 38	Irrigation	1,351.82				Irrigation investigation
615 42	Locks/Door Closers	1,327.00				fix door strikers, bin room roller door

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615 45	Painting/Plastering	5,900.00				repair damage on ceiling
615 48	Plumbing & related	5,286.62				leaking HW meters, unblock drain pipe
615 57	Roof repairs	450.00				cleaning of roof travel platform
615 58	Satellite /TV Reception	710.00				
615 60	Security	4,408.54				reader keypad, Monjon security services provided
615 68	Water Leaks	5,710.00				Allied Commercial - leak investigations
615 70	Windows/Doors	1,220.00				EBSA window works, Ultimate Work solutions - fire door
615 80	Other	29,690.50				alumimoi, glass replacement with rope access
615 99	Acts of God	570.00				test reporting lightning protection
<b>Total 615</b>		<b>126,229.05</b>	<b>76,353.00</b>	<b>165.3</b>	<b>79,000.00</b>	
636	Security					
636 50	Keys	122.00				master key for BM
636 87	Cost of Swipes/Fobs etc	1,191.00			400.00	
<b>Total 636</b>		<b>1,313.00</b>			<b>400.00</b>	
640	Signage	428.75				printed frost visual indicators
650	Tax					
650 40	Interest/Lease/Other Income	3,605.20				
<b>Total 650</b>		<b>3,605.20</b>				
654	Telephone/Fax/Internet					
654 70	Office/Lift/Fire	270.94			350.00	More Telecom ave \$24 p/month
<b>Total 654</b>		<b>270.94</b>			<b>350.00</b>	
<b>Total Operating Levy Expense</b>		<b>1,052,771.49</b>	<b>997,159.40</b>	<b>105.6</b>	<b>1,039,415.00</b>	
<b>Operating Levy Surplus / (Deficit)</b>		<b>(80,607.83)</b>	<b>(29,551.40)</b>		<b>(28,527.00)</b>	
<b>Operating Levy Opening Balance</b>		<b>261,525.35</b>	<b>261,525.35</b>		<b>180,917.52</b>	
<b>Operating Levy Closing Balance</b>		<b>180,917.52</b>	<b>231,973.95</b>		<b>152,390.52</b>	

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## Maintenance Plan

### Revenue

200	Maintenance Plan Revenue	99,188.32	99,189.00	100.0	99,265.00	New RLB Maintenance Plan July 2025
205	Investment Interest -Maintenance Plan Fund	69,784.53				
230	Interest Received					
230 20	Penalty Interest (from levies)	366.41				
<b>Total 230</b>		<b>366.41</b>				
	<b>Total Maintenance Plan Revenue</b>	<b>169,339.26</b>	<b>99,189.00</b>	<b>170.7</b>	<b>99,265.00</b>	

### Expense

645	Maintenance Plan				575,370.00	Estimated Expenses per RLB for Yr1 25/26
645 20	Equipment					
645 20 6	Heating/Cooling	4,680.00				replacement heater
645 55	Tax on Investment Interest	24,961.78				
645 70	Services					
645 70 3	Electrical	11,279.18				LED repairs, Emergency lighting repair
645 81	Building Fabric					
645 81 1	Car Park	5,750.00				concrete works
645 81 9	Other	34,314.85				Cobond Construct Cladding final Payment
645 84	Fire Service					
645 84 1	Alarms	4,850.00				
645 84 2	Doors	9,685.00				
645 84 6	Portables	4,760.00				
645 84 7	Pumps	4,640.00				
<b>Total 645</b>		<b>104,920.81</b>			<b>575,370.00</b>	
	<b>Total Maintenance Plan Expense</b>	<b>104,920.81</b>			<b>575,370.00</b>	

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	<b>Maintenance Plan Surplus / (Deficit)</b>	<b>64,418.45</b>	<b>99,189.00</b>		<b>(476,105.00)</b>	
	<b>Maintenance Plan Opening Balance</b>	<b>1,931,808.26</b>	<b>1,931,808.26</b>		<b>1,996,226.71</b>	
	<b>Maintenance Plan Closing Balance</b>	<b>1,996,226.71</b>	<b>2,030,997.26</b>		<b>1,520,121.71</b>	