

ANNUAL REPORTS

for the financial year to 30/11/2023

Strata Scheme 38996

Alderney on Hay, 193 Hay Street, EAST PERTH WA 6004

Manager: Alastair Cornish

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Balance Sheet (detailed)

As at 30/11/2023

Alderney on Hay SP 38996 The Owners of,

Alderney on Hay, 193 Hay Street, EAST PERTH WA
6004

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(14,713.83)
Owners Equity--Admin	92,863.83
	<u>78,150.00</u>
Reserve Fund	
Operating Surplus/Deficit--Sinking	80,600.54
Owners Equity--Sinking	328,605.19
	<u>409,205.73</u>
Net owners' funds	<u>\$487,355.73</u>

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	102,847.28
Receivable--Levies--Admin	5,260.88
Receivable--Owners--Admin	6,105.50
	<u>114,213.66</u>

Reserve Fund

Cash at Bank--Sinking	250,844.04
Investments--Sinking	101,445.39
Receivable--Levies--Sinking	945.60
Receivable--Levies (Special)--Sinking	853.04
Investment 2 --Sinking	100,000.00
	<u>454,088.07</u>

Unallocated Money

Cash at Bank--Unallocated	1,213.50
	<u>1,213.50</u>

Total assets

569,515.23

Less liabilities

Administrative Fund

Creditor--GST--Admin	(5,087.78)
Prepaid Levies--Admin	41,151.44
	<u>36,063.66</u>

Reserve Fund

Creditor--GST--Sinking	(2,167.85)
Prepaid Levies--Sinking	7,062.51
Prepaid Levies (Special)--Sinking	39,987.68
	<u>44,882.34</u>

Unallocated Money

Prepaid Levies--Unallocated	1,213.50
	<u>1,213.50</u>

	Current period
<i>Total liabilities</i>	<u>82,159.50</u>
Net assets	<u>\$487,355.73</u>

Income & Expenditure Statement for the financial year to 30/11/2023

Alderney on Hay SP 38996 The Owners of,

Alderney on Hay, 193 Hay Street, EAST PERTH WA
 6004

Administrative Fund

	Current period	Annual budget	Previous year
	01/12/2022-30/11/2023	01/12/2022-30/11/2023	01/12/2021-30/11/2022
Revenue			
Interest on Arrears--Admin	626.84	1,400.00	1,203.58
Levies Due--Admin	349,600.75	349,600.00	349,603.57
Recovery--License--Parking	0.00	70,000.00	62,881.26
<i>Total revenue</i>	350,227.59	421,000.00	413,688.41
Less expenses			
Admin--Accounting	2,500.00	2,500.00	2,500.00
Admin--Agent Disburst--Postage & Sundries	549.92	600.00	599.99
Admin--Consultants	3,000.00	3,500.00	0.00
Admin--Management Fees--Standard	19,900.00	19,900.00	19,900.00
Admin--Meeting Fees	499.92	500.00	499.92
Admin--Status Certificate Fees Paid	(140.00)	0.00	280.00
Admin--Telephone Charges--Fire Protection	1,710.00	1,800.00	1,710.00
Insurance--Premiums	84,349.19	90,000.00	83,424.35
Insurance--Valuation	1,000.00	1,000.00	0.00
Maint Bldg--Building Report	0.00	700.00	0.00
Maint Bldg--Carpet	12,875.00	7,000.00	1,500.00
Maint Bldg--Cleaning	77,024.87	65,000.00	61,618.15
Maint Bldg--Cleaning--Equipment	722.45	1,500.00	2,059.35
Maint Bldg--Cleaning--Materials	5,456.24	4,000.00	5,105.90
Maint Bldg--Cleaning--Windows/Glass	0.00	2,000.00	3,866.22
Maint Bldg--Electrical	4,902.16	6,000.00	5,703.22
Maint Bldg--Fire Protection	24,477.62	22,000.00	21,952.66
Maint Bldg--General Repairs	8,495.84	12,000.00	7,955.14
Maint Bldg--Glass	2,864.00	2,000.00	634.60
Maint Bldg--Gym Equipment	5,220.82	4,500.00	1,514.73
Maint Bldg--Intercom	4,223.75	40,000.00	0.00
Maint Bldg--Lift--Maintenance Contract	17,842.24	16,000.00	13,832.63
Maint Bldg--Lift--Telephone	0.00	0.00	400.00
Maint Bldg--Locks, Keys & Card Keys	4,472.63	3,000.00	790.92
Maint Bldg--Painting & Surface Finishes	4,184.32	4,500.00	1,324.00
Maint Bldg--Pest/Vermin Control	727.28	1,000.00	0.00
Maint Bldg--Plumbing & Drainage	12,258.24	6,000.00	4,826.97
Maint Bldg--Security Gates/Doors	80.00	1,000.00	623.35
Maint Bldg--Security Surveillance Equipment	2,481.82	3,500.00	6,736.36
Maint Grounds--Gates & Remotes	1,219.10	3,500.00	603.66
Maint Grounds--Pool	9,572.33	15,000.00	14,701.68

Administrative Fund

	Current period	Annual budget	Previous year
	01/12/2022-30/11/2023	01/12/2022-30/11/2023	01/12/2021-30/11/2022
Prior Period GST Expense Adjustment-Admin	5,416.28	0.00	0.00
Utility--Council Rates (Parking)	(112.57)	70,000.00	75,701.00
Utility--Electricity	28,192.37	32,000.00	28,011.09
Utility--Gas	1,999.50	5,000.00	149.12
Utility--Waste Management	0.00	0.00	(3,351.00)
Utility--Water & Sewerage	16,976.10	30,000.00	25,251.17
<i>Total expenses</i>	364,941.42	477,000.00	390,425.18
Surplus/Deficit	(14,713.83)	(56,000.00)	23,263.23
Opening balance	92,863.83	92,863.83	69,600.60
Closing balance	\$78,150.00	\$36,863.83	\$92,863.83

Reserve Fund

	Current period	Annual budget	Previous year
	01/12/2022-30/11/2023	01/12/2022-30/11/2023	01/12/2021-30/11/2022
Revenue			
Interest on Arrears--Reserve	448.70	0.00	744.36
Interest on Investments--Reserve	1,445.39	0.00	0.00
Levies Due (Special)--Reserve	181,817.56	181,818.00	181,817.56
Levies Due--Reserve	60,000.65	60,000.00	60,004.50
<i>Total revenue</i>	243,712.30	241,818.00	242,566.42
Less expenses			
Maint Bldg--Fire Protection	4,600.00	0.00	0.00
Maint Bldg--Lift--Refurbishment/Upgrading	0.00	0.00	6,100.00
Maint Bldg--Painting & Surface Finishes	67,245.54	50,000.00	0.00
Maint Bldg--Roof - Gutters	9,100.00	0.00	0.00
Maint Bldg--Waterproofing	14,133.00	30,000.00	6,057.00
Maint Grounds--Pool Renovation	52,868.18	30,000.00	0.00
Prior Period GST Expense Adjustment-Sinking	15,165.04	0.00	0.00
<i>Total expenses</i>	163,111.76	110,000.00	12,157.00
Surplus/Deficit	80,600.54	131,818.00	230,409.42
Opening balance	328,605.19	328,605.19	98,195.77
Closing balance	\$409,205.73	\$460,423.19	\$328,605.19

Proposed Budget to apply from 01/12/2023

Alderney on Hay SP 38996 The Owners of,

Alderney on Hay, 193 Hay Street, EAST PERTH WA
6004

General

Administrative Fund

	Proposed budget	Actual	Previous budget
	01/12/2022-30/11/2023		
Revenue			
Interest on Arrears--Admin	1,000.00	626.84	1,400.00
Levies Due--Admin	356,600.00	349,600.75	349,600.00
Recovery--License--Parking	65,000.00	0.00	70,000.00
<i>Total revenue</i>	422,600.00	350,227.59	421,000.00
Less expenses			
Admin--Accounting	2,500.00	2,500.00	2,500.00
Admin--Agent Disburst--Postage & Sundries	600.00	549.92	600.00
Admin--Consultants	5,500.00	3,000.00	3,500.00
Admin--Management Fees--Standard	20,000.00	19,900.00	19,900.00
Admin--Meeting Fees	500.00	499.92	500.00
Admin--Status Certificate Fees Paid	0.00	(140.00)	0.00
Admin--Telephone Charges--Fire Protection	1,800.00	1,710.00	1,800.00
Insurance--Premiums	84,700.00	84,349.19	90,000.00
Insurance--Valuation	0.00	1,000.00	1,000.00
Maint Bldg--Building Report	0.00	0.00	700.00
Maint Bldg--Carpet	7,000.00	12,875.00	7,000.00
Maint Bldg--Cleaning	70,000.00	77,024.87	65,000.00
Maint Bldg--Cleaning--Equipment	0.00	722.45	1,500.00
Maint Bldg--Cleaning--Materials	5,500.00	5,456.24	4,000.00
Maint Bldg--Cleaning--Windows/Glass	2,000.00	0.00	2,000.00
Maint Bldg--Electrical	6,000.00	4,902.16	6,000.00
Maint Bldg--Fire Protection	24,000.00	24,477.62	22,000.00
Maint Bldg--General Repairs	13,000.00	8,495.84	12,000.00
Maint Bldg--Glass	2,000.00	2,864.00	2,000.00
Maint Bldg--Gym Equipment	4,000.00	5,220.82	4,500.00
Maint Bldg--Intercom	1,000.00	4,223.75	40,000.00
Maint Bldg--Lift--Maintenance Contract	16,000.00	17,842.24	16,000.00
Maint Bldg--Locks, Keys & Card Keys	3,500.00	4,472.63	3,000.00
Maint Bldg--Painting & Surface Finishes	4,500.00	4,184.32	4,500.00
Maint Bldg--Pest/Vermin Control	1,000.00	727.28	1,000.00
Maint Bldg--Plumbing & Drainage	6,000.00	12,258.24	6,000.00
Maint Bldg--Security Gates/Doors	1,000.00	80.00	1,000.00
Maint Bldg--Security Surveillance Equipment	40,000.00	2,481.82	3,500.00
Maint Grounds--Gates & Remotes	3,500.00	1,219.10	3,500.00
Maint Grounds--Pool	13,000.00	9,572.33	15,000.00
Prior Period GST Expense Adjustment-Admin	0.00	5,416.28	0.00

Utility--Council Rates (Parking)	65,000.00	(112.57)	70,000.00
Utility--Electricity	32,000.00	28,192.37	32,000.00
Utility--Gas	5,000.00	1,999.50	5,000.00
Utility--Water & Sewerage	22,000.00	16,976.10	30,000.00
<i>Total expenses</i>	462,600.00	364,941.42	477,000.00
Surplus/Deficit	(40,000.00)	(14,713.83)	(56,000.00)
Opening balance	78,150.00	92,863.83	92,863.83
Closing balance	\$38,150.00	\$78,150.00	\$36,863.83
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$392.26		\$384.56
Budgeted standard levy revenue	356,600.00		349,600.00
Add GST	35,660.00		34,960.00
Amount to raise in levies including GST	\$392,260.00		\$384,560.00

General**Reserve Fund**

	Proposed budget	Actual	Previous budget
	01/12/2022-30/11/2023		
Revenue			
Interest on Arrears--Reserve	500.00	448.70	0.00
Interest on Investments--Reserve	5,000.00	1,445.39	0.00
Levies Due (Special)--Reserve	181,818.00	181,817.56	181,818.00
Levies Due--Reserve	60,000.00	60,000.65	60,000.00
<i>Total revenue</i>	<u>247,318.00</u>	<u>243,712.30</u>	<u>241,818.00</u>
Less expenses			
Maint Bldg--Fire Protection	15,000.00	4,600.00	0.00
Maint Bldg--General Replacement	45,000.00	0.00	0.00
Maint Bldg--Painting & Surface Finishes	50,000.00	67,245.54	50,000.00
Maint Bldg--Roof - Gutters	0.00	9,100.00	0.00
Maint Bldg--Waterproofing	0.00	14,133.00	30,000.00
Maint Grounds--Pool Renovation	0.00	52,868.18	30,000.00
Prior Period GST Expense Adjustment-Sinking	0.00	15,165.04	0.00
<i>Total expenses</i>	<u>110,000.00</u>	<u>163,111.76</u>	<u>110,000.00</u>
Surplus/Deficit	<u>137,318.00</u>	<u>80,600.54</u>	<u>131,818.00</u>
Opening balance	409,205.73	328,605.19	328,605.19
Closing balance	<u>\$546,523.73</u>	<u>\$409,205.73</u>	<u>\$460,423.19</u>
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$66.00		\$66.00
Budgeted standard levy revenue	60,000.00		60,000.00
Add GST	6,000.00		6,000.00
Amount to raise in levies including GST	<u>\$66,000.00</u>		<u>\$66,000.00</u>

Proposed Levy Schedule to apply from 01/12/2023

Alderney on Hay SP 38996 The Owners of,

Alderney on Hay, 193 Hay Street, EAST PERTH WA
6004

General

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	11.00	1,078.75	181.50	1,260.25	5,041.00
2	2	11.00	1,078.75	181.50	1,260.25	5,041.00
3	3	11.00	1,078.75	181.50	1,260.25	5,041.00
4	4	11.00	1,078.75	181.50	1,260.25	5,041.00
5	5	11.00	1,078.75	181.50	1,260.25	5,041.00
6	6	11.00	1,078.75	181.50	1,260.25	5,041.00
7	7	11.00	1,078.75	181.50	1,260.25	5,041.00
8	8	10.00	980.65	165.00	1,145.65	4,582.60
9	9	11.00	1,078.75	181.50	1,260.25	5,041.00
10	10	11.00	1,078.75	181.50	1,260.25	5,041.00
11	11	11.00	1,078.75	181.50	1,260.25	5,041.00
12	12	11.00	1,078.75	181.50	1,260.25	5,041.00
13	12a	11.00	1,078.75	181.50	1,260.25	5,041.00
14	14	11.00	1,078.75	181.50	1,260.25	5,041.00
15	15	11.00	1,078.75	181.50	1,260.25	5,041.00
16	16	12.00	1,176.80	198.00	1,374.80	5,499.20
17	17	11.00	1,078.75	181.50	1,260.25	5,041.00
18	18	11.00	1,078.75	181.50	1,260.25	5,041.00
19	19	11.00	1,078.75	181.50	1,260.25	5,041.00
20	20	12.00	1,176.80	198.00	1,374.80	5,499.20
21	21	12.00	1,176.80	198.00	1,374.80	5,499.20
22	22	11.00	1,078.75	181.50	1,260.25	5,041.00
23	23	11.00	1,078.75	181.50	1,260.25	5,041.00
24	24	11.00	1,078.75	181.50	1,260.25	5,041.00
25	25	12.00	1,176.80	198.00	1,374.80	5,499.20
26	26	12.00	1,176.80	198.00	1,374.80	5,499.20
27	27	12.00	1,176.80	198.00	1,374.80	5,499.20
28	28	12.00	1,176.80	198.00	1,374.80	5,499.20
29	29	12.00	1,176.80	198.00	1,374.80	5,499.20
30	30	12.00	1,176.80	198.00	1,374.80	5,499.20
31	31	12.00	1,176.80	198.00	1,374.80	5,499.20
32	32	11.00	1,078.75	181.50	1,260.25	5,041.00
33	33	11.00	1,078.75	181.50	1,260.25	5,041.00
34	34	11.00	1,078.75	181.50	1,260.25	5,041.00
35	35	12.00	1,176.80	198.00	1,374.80	5,499.20

36	36	12.00	1,176.80	198.00	1,374.80	5,499.20
37	37	12.00	1,176.80	198.00	1,374.80	5,499.20
38	38	12.00	1,176.80	198.00	1,374.80	5,499.20
39	39	12.00	1,176.80	198.00	1,374.80	5,499.20
40	40	12.00	1,176.80	198.00	1,374.80	5,499.20
41	41	12.00	1,176.80	198.00	1,374.80	5,499.20
42	42	11.00	1,078.75	181.50	1,260.25	5,041.00
43	43	11.00	1,078.75	181.50	1,260.25	5,041.00
44	44	11.00	1,078.75	181.50	1,260.25	5,041.00
45	45	12.00	1,176.80	198.00	1,374.80	5,499.20
46	46	12.00	1,176.80	198.00	1,374.80	5,499.20
47	47	12.00	1,176.80	198.00	1,374.80	5,499.20
48	48	12.00	1,176.80	198.00	1,374.80	5,499.20
49	49	12.00	1,176.80	198.00	1,374.80	5,499.20
50	50	12.00	1,176.80	198.00	1,374.80	5,499.20
51	51	12.00	1,176.80	198.00	1,374.80	5,499.20
52	52	12.00	1,176.80	198.00	1,374.80	5,499.20
53	53	12.00	1,176.80	198.00	1,374.80	5,499.20
54	54	12.00	1,176.80	198.00	1,374.80	5,499.20
55	55	12.00	1,176.80	198.00	1,374.80	5,499.20
56	56	13.00	1,274.85	214.50	1,489.35	5,957.40
57	57	12.00	1,176.80	198.00	1,374.80	5,499.20
58	58	12.00	1,176.80	198.00	1,374.80	5,499.20
59	59	12.00	1,176.80	198.00	1,374.80	5,499.20
60	60	13.00	1,274.85	214.50	1,489.35	5,957.40
61	61	13.00	1,274.85	214.50	1,489.35	5,957.40
62	62	12.00	1,176.80	198.00	1,374.80	5,499.20
63	63	12.00	1,176.80	198.00	1,374.80	5,499.20
64	64	12.00	1,176.80	198.00	1,374.80	5,499.20
65	65	13.00	1,274.85	214.50	1,489.35	5,957.40
66	66	14.00	1,372.95	231.00	1,603.95	6,415.80
67	67	13.00	1,274.85	214.50	1,489.35	5,957.40
68	68	13.00	1,274.85	214.50	1,489.35	5,957.40
69	69	13.00	1,274.85	214.50	1,489.35	5,957.40
70	70	14.00	1,372.95	231.00	1,603.95	6,415.80
71	71	14.00	1,372.95	231.00	1,603.95	6,415.80
72	72	13.00	1,274.85	214.50	1,489.35	5,957.40
73	73	13.00	1,274.85	214.50	1,489.35	5,957.40
74	74	13.00	1,274.85	214.50	1,489.35	5,957.40
75	75	14.00	1,372.95	231.00	1,603.95	6,415.80
76	76	15.00	1,471.00	247.50	1,718.50	6,874.00
77	77	14.00	1,372.95	231.00	1,603.95	6,415.80
78	78	14.00	1,372.95	231.00	1,603.95	6,415.80
79	79	14.00	1,372.95	231.00	1,603.95	6,415.80
80	80	15.00	1,471.00	247.50	1,718.50	6,874.00
81	81	6.00	588.40	99.00	687.40	2,749.60

82	82	7.00	686.50	115.50	802.00	3,208.00
83	83	6.00	588.40	99.00	687.40	2,749.60
84	84	15.00	1,471.00	247.50	1,718.50	6,874.00
85	85	4.00	392.30	66.00	458.30	1,833.20
		1,000.00	\$98,067.10	\$16,500.00	\$114,567.10	\$458,268.40