



GUSTAVSON COURT CTS 14324

51 Gustavson Street Annerley QLD 4103

BALANCE SHEET

AS AT 01 AUGUST 2025

	ACTUAL 01/08/2025	ACTUAL 31/10/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(2,124.09)	6,734.14
Sinking Fund	53,914.91	49,210.39
<u>TOTAL</u>	<u>\$ 51,790.82</u>	<u>\$ 55,944.53</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	51,723.43	49,995.78
Petty Cash	12.45	12.45
Levies In Arrears	0.00	5,625.16
Other Arrears	55.00	311.14
<u>TOTAL ASSETS</u>	<u>51,790.88</u>	<u>55,944.53</u>
<u>LIABILITIES</u>		
Levies In Advance	0.06	0.00
<u>TOTAL LIABILITIES</u>	<u>0.06</u>	<u>0.00</u>
<u>NET ASSETS</u>	<u>\$ 51,790.82</u>	<u>\$ 55,944.53</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 01 AUGUST 2025

	ACTUAL	BUDGET	ACTUAL
	01/11/24-01/08/25	01/11/24-31/10/25	01/11/23-31/10/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	7,363.60	18,000.00	20,400.00
Interest On Overdue Levies	76.70	0.00	141.12
<u>TOTAL ADMIN. FUND INCOME</u>	7,440.30	18,000.00	20,541.12
<u>EXPENDITURE - ADMIN. FUND</u>			
Stratapay Trans/Svce	11.80	50.00	12.35
Cleaning	65.00	150.00	120.00
Electricity	940.80	1,500.00	1,348.10
Gardening	600.00	3,000.00	1,220.00
Insurance	5,496.41	5,949.00	6,737.00
Insurance Work Cover	0.00	0.00	200.00
Insuranc - S/Duty - Gst Free	452.59	0.00	0.00
Insurance Valuation	485.00	0.00	0.00
Legal Expenses	1,012.20	0.00	1,921.15
R & M - Building / General	650.10	0.00	0.00
R & M - Electrical	350.00	300.00	0.00
R & M - Plumbing	583.00	600.00	517.00
R & M - Fire Control	0.00	100.00	0.00
R & M - Pest Control	746.00	575.00	0.00
R & M - Glass	979.00	0.00	0.00
R & M - Pressure Cleaning	374.00	0.00	0.00
Reports	0.00	2,100.00	0.00
Strata Management Fees	1,279.52	1,553.08	1,479.12
Strata Management Admin/Other	780.80	1,147.65	917.00
Strata Management Disbursement	296.64	360.11	342.96
Strata Management Extra Servs	1,019.67	1,700.00	1,778.20
Income Tax Preparation	176.00	0.00	176.00
<u>TOTAL ADMIN. EXPENDITURE</u>	16,298.53	19,084.84	16,768.88
<u>SURPLUS / DEFICIT</u>	\$ (8,858.23)	\$ (1,084.84)	\$ 3,772.24
Opening Admin. Balance	6,734.14	6,734.14	2,961.90
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (2,124.09)	\$ 5,649.30	\$ 6,734.14

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	ACTUAL	BUDGET	ACTUAL
	01/11/24-01/08/25	01/11/24-31/10/25	01/11/23-31/10/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	4,909.12	12,000.00	12,000.00
<u>TOTAL SINKING FUND INCOME</u>	4,909.12	12,000.00	12,000.00
<u>EXPENDITURE - SINKING FUND</u>			
R & M - Building / Grounds	204.60	1,000.00	4,686.00
R & M - Electrical	0.00	500.00	231.00
R & M - Plumbing	0.00	5,000.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	204.60	6,500.00	4,917.00
<u>SURPLUS / DEFICIT</u>	\$ 4,704.52	\$ 5,500.00	\$ 7,083.00
Opening Sinking Fund Balance	49,210.39	49,210.39	42,127.39
<u>SINKING FUND BALANCE</u>	\$ 53,914.91	\$ 54,710.39	\$ 49,210.39