

# Administrative Fund Statement of Income & Expenditure

EBE COURT CTS 12727

14 Ada Street WINDSOR QLD 4030

1 September 2025 to 30 April 2026

Printed 17/04/26 09:34

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	9,600.00	12,800.00	(3,200.00)	9,600.00
<b>TOTAL FUND INCOME</b>	<b>9,600.00</b>	<b>12,800.00</b>	<b>(3,200.00)</b>	<b>9,600.00</b>
<b>FUND EXPENDITURE</b>				
Common property	682.00	150.00	(532.00)	0.00
Electrical	1,600.00	400.00	(1,200.00)	0.00
Fire systems	823.00	600.00	(223.00)	0.00
Grounds	1,386.00	4,000.00	2,614.00	2,285.00
Gutters & downpipes	0.00	561.00	561.00	561.00
Insurance renewals	484.23	5,000.00	4,515.77	0.00
Management - Additional services fee	44.00	500.00	456.00	264.30
Management - Agreed Services	915.09	1,400.00	484.91	880.14
Management - Asset Maintenance Services	49.61	80.00	30.39	42.52
Management - Disbursement Fees	225.11	343.20	118.09	217.30
Pest control	539.00	495.00	(44.00)	495.00
Plumbing	357.50	0.00	(357.50)	0.00
Reconciliation Fee	0.00	198.00	198.00	0.00
Reimbursement of Expenses	520.19	0.00	(520.19)	0.00
Reports	916.00	0.00	(916.00)	0.00
Utilities-Electricity	0.00	375.00	375.00	0.00
<b>TOTAL FUND EXPENDITURE</b>	<b>8,541.73</b>	<b>14,102.20</b>	<b>5,560.47</b>	<b>4,745.26</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>1,058.27</b>	<b>(1,302.20)</b>	<b>2,360.47</b>	<b>4,854.74</b>

## Administrative Fund Statement of Assets & Liabilities

EBE COURT CTS 12727  
14 Ada Street WINDSOR QLD 4030  
30 April 2026  
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	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	2,597.26	909.20
Surplus/(Deficit) For Period	1,058.27	4,854.74
<b>TOTAL FUNDS</b>	<b>3,655.53</b>	<b>5,763.94</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	3,745.53	5,763.94
<b>TOTAL ASSETS</b>	<b>3,745.53</b>	<b>5,763.94</b>
<b>LIABILITIES</b>		
Creditors	90.00	0.00
<b>TOTAL LIABILITIES</b>	<b>90.00</b>	<b>0.00</b>
<b>NET ASSETS</b>	<b>3,655.53</b>	<b>5,763.94</b>

## Sinking Fund Statement of Income & Expenditure

EBE COURT CTS 12727  
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	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	4,500.00	6,000.00	(1,500.00)	4,100.00
<b>TOTAL FUND INCOME</b>	<b>4,500.00</b>	<b>6,000.00</b>	<b>(1,500.00)</b>	<b>4,100.00</b>
<b>FUND EXPENDITURE</b>				
Common property	0.00	0.00	0.00	2,970.00
Contingencies	0.00	5,000.00	5,000.00	0.00
Reports	563.00	0.00	(563.00)	0.00
<b>TOTAL FUND EXPENDITURE</b>	<b>563.00</b>	<b>5,000.00</b>	<b>4,437.00</b>	<b>2,970.00</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>3,937.00</b>	<b>1,000.00</b>	<b>2,937.00</b>	<b>1,130.00</b>

## Sinking Fund Statement of Assets & Liabilities

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	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	(127.77)	2,345.68
Surplus/(Deficit) For Period	3,937.00	1,130.00
<b>TOTAL FUNDS</b>	<b>3,809.23</b>	<b>3,475.68</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	3,809.23	3,475.68
<b>TOTAL ASSETS</b>	<b>3,809.23</b>	<b>3,475.68</b>
<b>LIABILITIES</b>		
<b>TOTAL LIABILITIES</b>	<b>0.00</b>	<b>0.00</b>
<b>NET ASSETS</b>	<b>3,809.23</b>	<b>3,475.68</b>

## Consolidated Statement of Assets & Liabilities

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	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	2,469.49	3,254.88
Surplus/(Deficit) For Period	4,995.27	5,984.74
<b>TOTAL FUNDS</b>	<b>7,464.76</b>	<b>9,239.62</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	7,554.76	9,239.62
<b>TOTAL ASSETS</b>	<b>7,554.76</b>	<b>9,239.62</b>
<b>LIABILITIES</b>		
Creditors	90.00	0.00
<b>TOTAL LIABILITIES</b>	<b>90.00</b>	<b>0.00</b>
<b>NET ASSETS</b>	<b>7,464.76</b>	<b>9,239.62</b>

## Notes to the Financial Statements

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**Investments** Nil

The following balances relate to amounts received or owing as at 30/04/2026

**Receivables - Owner Arrears** Nil

**Debtors** Nil

**Allocated Advance Payments** Nil

### Outstanding Creditors

<b>Creditor</b>	<b>Ref</b>	<b>Details</b>	<b>Account</b>	<b>Amount</b>
GBMA35	INV-4975	Grounds-Contract groundsman serviced 13...	A42501	90.00
<b>Totals</b>				<b>90.00</b>

**Unallocated Advance Payments** Nil

## Summary of Significant Accounting Policies

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### Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

### Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

### Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

### Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

### Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.