



VILLA'S ON SHIRE CTS 26404

53 Shire Street Coorparoo Qld 4151

BALANCE SHEET

AS AT 31 DECEMBER 2025

	ACTUAL 31/12/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	5,430.88	849.40
Sinking Fund	69,892.34	72,881.88
<u>TOTAL</u>	<u>\$ 75,323.22</u>	<u>\$ 73,731.28</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	73,906.04	78,228.28
Prepaid Expenses	6,293.66	0.00
<u>TOTAL ASSETS</u>	<u>80,199.70</u>	<u>78,228.28</u>
<u>LIABILITIES</u>		
Accruals	0.00	16.44
Levies In Advance	4,876.48	4,480.56
<u>TOTAL LIABILITIES</u>	<u>4,876.48</u>	<u>4,497.00</u>
<u>NET ASSETS</u>	<u>\$ 75,323.22</u>	<u>\$ 73,731.28</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-31/12/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	12,402.36	12,400.00	11,996.28
<u>TOTAL ADMIN. FUND INCOME</u>	12,402.36	12,400.00	11,996.28
<u>EXPENDITURE - ADMIN. FUND</u>			
Stratapay Trans/Svce	7.60	10.00	8.55
Electricity	306.98	520.00	512.50
Gardening	1,531.20	1,800.00	1,736.90
Insurance	442.96	7,000.00	6,430.00
Insurance Work Cover	200.00	200.00	200.00
R & M - Building / General	330.00	0.00	0.00
R & M - Electrical	330.00	0.00	0.00
R & M - Plumbing	0.00	0.00	275.00
R & M - Pest Control	640.00	0.00	0.00
Maint. Report & Safety Audit	1,020.00	500.00	680.00
Strata Management Fees	805.32	813.28	774.36
Strata Management Admin/Other	780.92	824.00	801.44
Strata Management Disbursement	229.56	231.64	220.56
Strata Management Extra Servs	946.25	450.00	469.33
Income Tax Preparation	176.00	176.00	176.00
Water Rates	74.09	40.00	33.60
<u>TOTAL ADMIN. EXPENDITURE</u>	7,820.88	12,564.92	12,318.24
<u>SURPLUS / DEFICIT</u>	\$ 4,581.48	\$ (164.92)	\$ (321.96)
Opening Admin. Balance	849.40	849.40	1,171.36
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 5,430.88	\$ 684.48	\$ 849.40



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	ACTUAL	BUDGET	ACTUAL
	01/01/25-31/12/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	8,654.58	8,340.00	8,324.64
<u>TOTAL SINKING FUND INCOME</u>	8,654.58	8,340.00	8,324.64
<u>EXPENDITURE - SINKING FUND</u>			
Insurance Valuation	0.00	0.00	378.00
R & M - Building / Grounds	11,644.12	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	11,644.12	0.00	378.00
<u>SURPLUS / DEFICIT</u>	\$ (2,989.54)	\$ 8,340.00	\$ 7,946.64
Opening Sinking Fund Balance	72,881.88	72,881.88	64,935.24
<u>SINKING FUND BALANCE</u>	\$ 69,892.34	\$ 81,221.88	\$ 72,881.88