

FY 2026 BUDGET

Description	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sept-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	FY2026
Income	854 445.70	889 927.76	1 004 197.53	1 005 225.56	1 002 738.07	1 104 965.55	1 059 996.41	1 756 170.53	895 935.32	957 308.77	999 070.82	919 462.24	12 449 444.26
Levy Income	480 075.00	480 075.00	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	508 879.50	6 048 945.00
Levies	353 764.00	353 764.00	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	374 989.84	4 457 426.40
Reserve Levies	126 311.00	126 311.00	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	133 889.66	1 591 518.60
Recovered Utilities	349 917.25	385 467.56	470 266.08	478 354.31	507 241.87	574 610.40	534 514.31	1 230 989.78	371 622.92	410 542.12	391 082.52	391 082.52	6 095 691.64
Electricity	239 836.31	279 052.07	299 420.12	373 933.08	392 110.57	402 631.85	401 805.31	1 103 464.35	244 097.49	283 016.69	263 557.09	263 557.09	4 546 482.03
Refuse	3 243.60	3 243.60	3 243.60	3 243.60	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	41 772.48
Sewerage	30 271.39	30 271.39	30 271.39	30 271.39	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	377 542.27
Water	76 565.95	72 900.50	137 330.96	70 906.24	79 474.45	136 321.70	97 052.16	91 868.58	91 868.58	91 868.58	91 868.58	91 868.58	1 129 894.86
Sundry Income	24 453.45	24 385.20	25 051.95	17 991.75	-13 383.30	21 475.65	16 602.60	16 301.25	15 432.90	37 887.15	99 108.80	19 500.22	304 807.62
Insurance Claims	-	-	-	-	-	-	-	-	-	-	70 805.00	-	70 805.00
Interest	15 328.95	14 910.00	19 158.30	9 036.30	-24 978.45	10 034.85	6 626.55	6 158.25	5 972.40	27 624.45	17 266.20	9 739.80	116 877.60
Interest on Investment - Admin Fund	1 602.30	4 380.60	2 868.60	5 058.90	4 983.30	2 766.75	2 050.65	5 520.90	3 901.80	3 985.80	3 847.20	3 724.25	44 691.05
Interest on Investment - Reserve	7 522.20	5 094.60	3 025.05	3 896.55	6 611.85	8 674.05	7 925.40	4 622.10	5 558.70	6 276.90	7 190.40	6 036.16	72 433.96
Expenses	740 056.68	903 713.59	904 455.54	1 122 069.28	1 147 171.31	1 140 675.40	1 014 117.06	1 760 690.11	894 809.26	913 459.92	843 389.15	808 492.50	12 193 099.79
Accounting	-	-	262.50	19 031.25	262.50	-	262.50	-	-	787.50	-	-	20 606.25
Accounting Fees	-	-	262.50	1 286.25	262.50	-	262.50	-	-	787.50	-	-	2 861.25
Audit Fees	-	-	-	17 745.00	-	-	-	-	-	-	-	-	17 745.00
Operating Expenses	170 811.05	171 570.20	185 755.66	180 238.45	189 165.29	187 473.25	181 248.85	188 207.20	186 923.05	218 861.95	225 019.15	190 122.49	2 275 396.58
Administration Fees	103.95	234.15	103.95	203.70	194.25	120.75	78.75	300.30	208.95	226.80	147.00	174.78	2 097.33
Bank Charges	50.40	135.45	227.85	89.25	108.15	202.65	155.40	108.15	127.05	98.70	136.50	130.87	1 570.42
Cleaning	3 373.00	3 373.00	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	3 676.57	43 511.70
Electronic Communication	398.00	398.00	437.80	437.80	437.80	437.80	437.80	437.80	437.80	437.80	437.80	437.80	5 174.00
Executive Management Fees	16 724.00	16 724.00	16 724.00	17 727.44	17 727.44	17 727.44	17 727.44	17 727.44	17 727.44	17 727.44	17 727.44	17 727.44	209 718.96
Garden Contracts	64 100.40	64 650.60	67 563.30	69 589.80	70 245.00	73 056.90	66 924.90	72 304.05	72 497.25	104 446.65	107 618.70	75 727.05	908 724.60
Generator	11 295.00	11 295.00	11 295.00	11 859.75	12 452.74	12 452.74	12 452.74	12 452.74	12 452.74	12 452.74	12 452.74	12 452.74	145 366.65
Insurance	45 008.00	45 008.00	45 008.00	45 008.00	45 008.00	48 158.56	48 158.56	48 158.56	48 158.56	48 158.56	48 158.56	48 158.56	562 149.92
Management Fees	9 957.00	9 957.00	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	10 653.99	126 453.90
Meter Reading	-	-	9 082.50	-	7 563.15	-	-	759.15	-	-	3 027.15	-	20 431.95
Post & Petties	6.30	-	-	9.45	115.50	3.15	-	645.75	-	-	-	-	780.15
Security Contracts	19 795.00	19 795.00	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	20 982.70	249 417.00
Utilities	363 430.96	401 002.62	487 622.71	498 859.91	528 803.86	597 387.49	556 791.05	1 290 135.63	385 538.94	426 506.52	406 022.73	406 022.73	6 348 125.13
Electricity	252 459.27	293 739.03	315 179.07	393 613.77	412 747.97	423 823.00	422 952.96	1 161 541.42	256 944.73	297 912.31	277 428.52	277 428.52	4 785 770.56
Refuse	3 243.60	3 243.60	3 243.60	3 243.60	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	3 599.76	41 772.48
Sewerage	30 271.39	30 271.39	30 271.39	30 271.39	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	32 057.09	377 542.27
Water	77 456.70	73 748.60	138 928.64	71 731.15	80 399.04	137 907.64	98 181.24	92 937.36	92 937.36	92 937.36	92 937.36	92 937.36	1 143 039.82
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-

Description	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sept-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	FY2026
Reserve Fund	109 841.67	169 841.67	134 841.67	327 966.67	332 966.67	259 841.67	179 841.67	179 841.67	219 841.67	134 841.67	109 841.67	109 841.67	2 269 350.00
Reserve Admin Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3 600.00
Doors and Windows	-	-	-	193 125.00	193 125.00	-	-	-	-	-	-	-	386 250.00
Electrical	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	16 000.00	192 000.00
Fencing	-	-	-	-	-	-	-	-	-	25 000.00	-	-	25 000.00
Irrigation	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	10 000.00	120 000.00
Pathways	-	-	-	-	-	-	-	70 000.00	110 000.00	-	-	-	180 000.00
Pathway lights	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	5 000.00	60 000.00
Paving	-	60 000.00	-	-	-	-	-	-	-	-	-	-	60 000.00
Plumbing	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	18 541.67	222 500.00
Public Area Decking (Sky Studio / Boardroom)	-	-	-	-	-	70 000.00	70 000.00	-	-	-	-	-	140 000.00
Flooring Suites / Cement Screed	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	60 000.00	720 000.00
Suite Outer Surfaces Repair (Nutec Boards)	-	-	-	-	-	50 000.00	-	-	-	-	-	-	50 000.00
Waterproofing	-	-	25 000.00	25 000.00	-	-	-	-	-	-	-	-	50 000.00
Water feature repair	-	-	-	-	30 000.00	30 000.00	-	-	-	-	-	-	60 000.00
Salaries & Wages	46 506.00	79 060.20	46 506.00	46 506.00	46 506.00	46 506.00	46 506.00	49 761.42	49 761.42	64 689.85	49 761.42	49 761.42	621 831.73
Salaries & Wages	46 506.00	79 060.20	46 506.00	46 506.00	46 506.00	46 506.00	46 506.00	49 761.42	49 761.42	64 689.85	49 761.42	49 761.42	621 831.73
Building Manager	46 817.00	79 588.90	46 817.00	46 817.00	46 817.00	46 817.00	46 817.00	50 094.19	50 094.19	65 122.45	50 094.19	50 094.19	625 990.11
Building Manager Fee	46 817.00	79 588.90	46 817.00	46 817.00	46 817.00	46 817.00	46 817.00	50 094.19	50 094.19	65 122.45	50 094.19	50 094.19	625 990.11
General Expenses	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	31 800.00
Motor Vehicle General	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	2 650.00	31 800.00
Net Profit / Loss	114 389.02	-13 785.83	99 741.99	-116 843.71	-144 433.24	-35 709.85	45 879.35	-4 519.57	1 126.06	43 848.85	155 681.67	110 969.74	256 344.47
Movement to Reserve	16 469.33	-43 530.67	-952.01	-194 077.01	-199 077.01	-125 952.01	-45 952.01	-45 952.01	-85 952.01	-952.01	24 047.99	24 047.99	- 677 831.40
Surplus / Deficit	97 919.68	29 744.84	100 694.00	77 233.29	54 643.76	90 242.15	91 831.36	41 432.43	87 078.07	44 800.85	131 633.68	86 921.75	934 175.87
Savings													
Opening Balance	661 256.74	759 176.42	788 921.26	889 877.76	986 142.30	1 041 048.57	1 131 290.72	1 223 384.58	1 264 817.02	1 351 895.08	1 397 483.44	1 529 117.11	
Movement	97 919.68	29 744.84	100 956.50	96 264.54	54 906.26	90 242.15	92 093.86	41 432.43	87 078.07	45 588.35	131 633.68	86 921.75	
Closing Balance	759 176.42	788 921.26	889 877.76	986 142.30	1 041 048.57	1 131 290.72	1 223 384.58	1 264 817.02	1 351 895.08	1 397 483.44	1 529 117.11	1 616 038.86	
Maintenance Reserve													
Opening Balance	796 231.33	812 700.66	769 170.00	768 217.99	574 140.98	375 063.98	249 111.97	203 159.96	157 207.96	71 255.95	70 303.94	94 351.94	
Movement	16 469.33 -	43 530.67 -	952.01 -	194 077.01 -	199 077.01 -	125 952.01 -	45 952.01 -	45 952.01 -	85 952.01 -	952.01	24 047.99	24 047.99	
Closing Balance	812 700.66	769 170.00	768 217.99	574 140.98	375 063.98	249 111.97	203 159.96	157 207.96	71 255.95	70 303.94	94 351.94	118 399.93	