NORTHMARQUE
CARSELDINE

COMMITTEE MEETING
Minutes

Meeting date
23 June 2026

Meeting reference
2026.01

Northmarque Street
Carseldine Qld, Australia

northmarque.net

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NORTHMARQUE
CARSELDINE

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MEETING REF	MEETING DATE	DOCUMENT REF	ISSUE DATE
MTG.CMT.2026.01	23–JUN–2026	MIN	14–JUL–2026

COMMITTEE MEETING
Minutes

Details

Date	Tuesday, 23 June 2026
Time	7:30 pm
Location	**Committee:** Lot 25 **Observers:** Zoom

Attendance – Committee

Present	**Tom Sturme**	Chair	TS
	David Pohlmann	Secretary	DMP
	Joshua Chevin	Treasurer [Zoom]	JC
	Andrew Gillespie	Committee member / Caretaker liaison	AG
	Laura Galeano	Committee member [Zoom]	LG
	Craig Hossack	Committee member	CH
In attendance	**Oliver Bull**	Aspire Facility Services (Caretaking Service Contractor)	OB
Apologies	**Sue Moloney**	Committee member	

Observers

Name	Lot	Role

No requests were received to observe this meeting.
More information about observing committee meetings at: go.nmq.info/observers

Order of business

Meeting opened at	7:30 pm

A. Open

A.01 Welcome

The Chair welcomed everyone to the meeting.

A.01: 1 Present

Refer to page 1.

A.01: 2 In attendance

Refer to page 1.

A.01: 3 Apologies

Refer to page 1.

A.01: 4 Quorum

Refer to page 1.

A.02 Minutes of the previous meeting

A.02: 1 Acceptance of the minutes of committee meeting 2025.06 held on 11–DEC–2025.

MOTION:
THAT the minutes of the committee meeting held on 11 December 2025 be confirmed as a true and accurate record.

YES	NO	ABSTAIN	
6	0	0	**PASSED**

A.03 Matters arising from the previous meeting

The following matters from the last meeting were discussed:

Standard process and policy for annual termite inspections

- The process and policy will be documented during this year's inspections to ensure that in future years, incoming committees have a documented process to follow. This has not been the case previously.

Forensic review remediation program

- This process remains a priority. The secretary advised that several matters post-AGM and already identified from the review, have hampered further work on this. It will continue as and when time permits and where relevant, the community will be kept informed of what resolutions or improvements are being made.
- The secretary indicated that the committee is committed to ensuring that compliance, transparency and accountability are principles central to our work and that we will be taking steps to correct any issues identified in past practices.

Documentation of payment delegation

- The payment process and delegation of authority for the treasurer has been finalised and endorsed. The treasurer noted this has been a significant improvement over the past approach and has streamlined the management and authorisation of payments.

B. Reports

B.01 Chair

B.01: 1 Chair's remarks

There were no remarks from the Chair.

B.02 Secretary

B.02: 1 Secretary’s remarks

AGM runway

- The secretary spoke about the AGM and schedule.
  - there are several fixed statutory deadlines to meet
  - the first one being that committee nominations and owners’ motions for the Annual General Meeting (AGM) close on 31 July 2026.

Records

- The secretary spoke about records management stating that continued progress is being made to get the scheme’s records into a better state, including:
  - Registers and documents being immediately available, rather than requiring an extensive – and paid –search of body records held at the Body Corporate manager’s offices.
  - A fuller picture of all motions and resolutions as far back as possible in a form that is indexed and searchable to make it easier to respond to requests without needing to manually review meeting minutes.
  - Both the registers and motions history will make it easier to identify existing compliance gaps and to ensure that moving forward, we can better manage requests and approvals.

Consistency

- A previously identified gap was the inability to determine what owner requests had been approved or denied, on what grounds and with what conditions applied.
- We have rectified this and moving forward, decisions are documented including the grounds for them.
- We are also ensuring that the grounds are communicated to the owner who made the request, along with alternative approaches where possible.
- Approvals document and conditions that apply to them and where appropriate, owner acknowledgement is requested.
- The secretary also clarified that an approval may not be the only requirement and does not override or negate the need for other steps if necessary. For example, the approval of a solar installation does not remove the need for an owner to comply with any other requirements imposed by a supplier or regulator.

Communication

- The committee has received significant positive feedback on the improved communication over the last 6 months, including the significant engagement around the budget, levies and other matters prior to the recent AGM.
- The need to make the committee’s WhatsApp channel announcement only is disappointing, despite that it will continue to be used for that purpose and we encourage owners to ensure they are subscribed to avoid missing important updates.
- We remind owners that the best way to contact the committee and receive accurate responses to your enquiries is by emailing as at community@northmarque.net for general enquiries or support@northmarque.net for help and assistance.

B.02: 2 Correspondence of note

- Two pieces of detailed correspondence from the owner of Lot 47; the most recent on 8 June. Both acknowledged. A single consolidated response is in preparation.
- Only one partial response has been received as a result of compliance letters sent to owners who have solar installations. Relevant owners have been advised that the responses are due by 28 June. The secretary will keep the committee and other owners informed on progress.
  - We also note that the provision of this information is a requirement. By not providing the information, the scheme’s insurance is jeopardised. At best, the premium is incorrect; and at worst, the scheme may not be covered in the event of particular losses.
  - We again ask that owners with solar installations take immediate action to comply with the requests for information from the committee and that an approval of an installation is NOT the same as meeting any compliance requirements.

B.02: 3 Tabling of the Secretary’s report

The Secretary’s report is attached to these meeting minutes.

B.02: 4 Ratification of Votes Outside Committee

The Secretary's report lists the 4 votes outside committee since the last meeting.

MOTION:
THAT under section 60(5) of the Accommodation Module, the votes outside committee conducted since the last committee meeting, as listed in the Secretary's report, be confirmed.

YES 6 **NO** 0 **ABSTAIN** 0 **PASSED**

B.02: 5 Matters arising from the Secretary's report

Housekeeping note — the instruction for AGM nominations and motions will go out to BC Systems 24 June 2026. No committee action needed, just awareness for the committee and that it's in hand as noted on the forward planner.

B.03 Treasurer

B.03: 1 Treasurer's remarks

The treasurer reported that the body corporate is in a financially sound and liquid position.

B.03: 2 Summary of position

The treasurer reported the following:

- Cash at bank is approximately $172,000.
- Owner arrears have reduced to approximately 1%, being approximately $5,700 outstanding.
- The administrative fund is currently in deficit by approximately $13,000. This reflects the timing of the levy collection and recognition cycle rather than an underlying shortfall.
- Following completion of the current levy cycle, the administrative fund is expected to move to a surplus of approximately $85,000.

B.03: 3 Significant matters

The treasurer noted the following:

- A special levy raised previously in relation to legal costs is reflected in the current administrative fund position.
- Recurring major costs include the annual insurance renewal, estimated at approximately $74,000, and the caretaking contract at approximately $99,000 per year.
- Insurance costs are substantial, reflecting the scheme's risk profile, and a reduction is not expected in the near term.
- The largest arrears account is under active management, with progress being made toward resolution.
- The committee will continue to plan cautiously given the capital and maintenance works still to be funded.

B.03: 4 Tabling of the Treasurer's report

The Treasurer's report is attached to these meeting minutes.

B.03: 5 Matters arising from the Treasurer's report

The committee's next meeting will focus on preparing the 2026–2027 financial year budget.

B.04 Caretaking Service Contractor

B.04: 1 Tabling of the Caretaking Service Contractor report

Oliver Bull as representative of Aspire Facility Services provided a verbal report.

- General maintenance equipment is functioning.
- Stormwater and water ingress issues persist, with weather delays affecting scheduling (also see B.04:3 ⁄ 001).
- Investigative flood testing is planned to identify specific leak locations across several lots.
- Access challenges for gutter cleaning and roof maintenance exist due to solar panels installed close to roof edges, blocking boom lift access, leading to exploration of alternative cleaning technologies (e.g., vacuum systems) and preventative approaches.

B.04: 2 Matters arising from the Caretaking Service Contractor report

The only matters arising from the report relate to items at B.04: 4.

B.04: 3 Scheduled works

«B.04:3 ⁄ 001» Storm and water ingress remediation

Remediation of storm damage and water ingress is approved. The program includes work at heights and other external work that can't be carried out safely in wet conditions. The continued changeable weather has made scheduling challenging.

Owners will be advised once a sufficient run of clear, dry weather allows the work to proceed. Both the contractor and the committee are monitoring conditions closely, and working within contractor availability as well. Worker safety is a principal consideration for the committee, and we won't ask contractors to work in conditions they assess as unsafe.

«B.04:3 ⁄ 002» Tree pruning

The first phase of tree pruning is scheduled for 1 July along South Road (Lots 1–19, 20–23, 47–51) and to address some trees near Lots 65 and 66.

The remaining sections (West Road, North Road and along Northmarque Street) will be scheduled soon after.

B.04: 4 Upcoming leave/other arrangements

«B.04:4 ⁄ 001» Aspire Facility Services – Clarification of arrangement

The Secretary clarified the operation of the caretaking service contractor's arrangement, noting there had been some confusion regarding how it operates and who may be on site at various times.

It was noted that Aspire Facility Services is the caretaking service contractor, which is a company rather than an individual, and that Oliver is the Managing Director of Aspire. There is no requirement for Oliver to be on site unless specifically requested by the Committee. Oliver may attend the site at any time; however, it is more likely that residents will see various members of Aspire's staff attending the site throughout the week for varying periods.

C. General business

C.01 Lot owners’ matters

C.01: 1 General matters – Lot owners

There were no general matters from lot owners for consideration.

C.01: 2 Current/ongoing matters – Lot owners

There were no general matters from lot owners for consideration that were not otherwise addressed.

C.01: 3 New matters for consideration or decision – Lot owners

«C.01:3 ⁄ 001» Lot 23 – motion concerning a payment to Stratify Legal

Motion 1:
Motion – Request for Information Under Section 204 BCCM Act

Submitted by: Tristan Lambrecht, signed ‘Lot 23’ on 18–Jun–2026
Outcome: Not agreed

NOTE: The submission as received is held on the body corporate file and is available to owners under section 205 of the Act on written request and payment of the prescribed fee.

«C.01:3 ⁄ 002» Lot 23 – motion concerning a payment recorded as ‘REIM S&I’

Motion 2:
Motion – Request for Information Under Section 204 BCCM Act

Submitted by: Tristan Lambrecht, signed ‘Lot 23’ on 18–Jun–2026
Outcome: Not agreed

NOTE: The submission as received is held on the body corporate file and is available to owners under section 205 of the Act on written request and payment of the prescribed fee.

«C.01:3 ⁄ 003» Lot 23 – motion concerning Stratapay charges

Motion 3:
Motion – Request for Information Regarding Stratapay Charges

Submitted by: Tristan Lambrecht, signed ‘Lot 23’ on 18–Jun–2026
Outcome: Not agreed

NOTE: The submission as received is held on the body corporate file and is available to owners under section 205 of the Act on written request and payment of the prescribed fee.

MOTION IN RESPECT OF ITEMS C.01:3 ⁄ 001 – C.01:3 ⁄ 003:
THAT the committee, having considered the three motions from the owner of Lot 23 received 18–Jun–2026 concerning the payment to Stratify Legal, the payment recorded as "REIM S&I", and Stratapay charges, does not agree to the motions. The committee notes it is not obliged to provide explanatory commentary in response to a committee motion. The records the body corporate is required to keep remain available to the owner under section 205 of the Act on written request and payment of the prescribed fee. The secretary is authorised to advise the owner accordingly.

YES 6 **NO** 0 **ABSTAIN** 0 **PASSED**

«C.01:3 ⁄ 004» Lot 23 – motion concerning repair/replacement of the patio

Motion 4:
Motion – Approval of Repair/Replacement Works for Patio at Lot 23

Submitted by: Tristan Lambrecht, signed ‘Lot 23’ on 18–Jun–2026
Outcome: Not agreed

NOTE: The submission as received is held on the body corporate file and is available to owners under section 205 of the Act on written request and payment of the prescribed fee.

MOTION IN RESPECT OF ITEMS C.01:3 ⁄ 004:
THAT the committee does not adopt the motion as submitted. The committee confirms the Lot 23 patio is being dealt with as a maintenance matter, authorises no expenditure and selects no contractor at this time, and will write to the owner regarding the patio by 03–Jul–2026.

YES 6 NO 0 ABSTAIN 0 **PASSED**

C.02 Community matters

C.02: 1 General matters – Community

«C.02:1 ⁄ 001» Wayfinding

The secretary advised that a new plan of the community has been prepared as a wayfinding aid. It is presented in colour for readability and includes names for the roads and buildings to assist navigation. The plan is a guide only and does not replace or alter the registered plan in the community management statement. A copy will be published on the website and is attached to these minutes.

C.02: 2 Current/ongoing matters – Community

«C.02:2 ⁄ 001» Park BBQ

The secretary advised that a final report is awaited on the barbecue in the park, including a diagnosis of the unit itself. Earlier reports addressed the electrical connection to the barbecue; the current report examines the unit. A preliminary finding indicates the barbecue may require replacement, with the scope of any works to be determined once the final report is received.

C.02: 3 New matters for consideration or decision – Community

There were no new community matters for consideration.

C.03 Other business for consideration or decision

There was no other business brought forward for consideration.

C.04 Late or urgent business

There was no late or urgent business brought forward for consideration.

D. Close

D.01 Review of agreed actions arising from this meeting

Action	Responsible	Due	Status
Instruct BC Systems to issue the AGM nomination and owners' motion notice	Secretary	24–Jun–2026	Complete
Advise the owner of Lot 23 of the decision on motions 1–3 (C.01:3 ⁄ 001 – C.01:3 ⁄ 003)	Secretary	24–Jun–2026	Issued
Write to the owner of Lot 23 regarding the patio (C.01:3 ⁄ 004)	Secretary	—	Issued
Issue the consolidated response to the owner of Lot 47	Secretary		Being drafted
Keep the committee and owners informed on solar-compliance responses	Secretary	28–Jun–2026	Pending
Document the termite inspection process and policy during this year's inspections	CT liaison	Oct/Nov–2026	Waiting
Advise owners once conditions allow the storm/water-ingress remediation to proceed	CT liaison	When conditions permit	
Complete tree-pruning phase 1 and schedule the remaining sections	Aspire	Phase 1 from 01–Jul–2026	Phase 1 complete
Publish the community wayfinding plan to the website	Secretary	—	
Obtain the final park BBQ report and determine scope of any works	CT liaison	—	Awaiting report

D.02 Notification of proposed date and details for next meeting

The next meeting of the committee is scheduled for:

Date	Tuesday, 18 August 2026
Time	7:30 pm
Location	To be confirmed

NOTE: Next meeting dates are provisional and subject to change. The date is generally only confirmed when the *Notice of Committee meeting* is issued.

D.03 Meeting concludes

The meeting concluded at: **8:01pm**

— – END OF MINUTES – —

MEETING REF	MEETING DATE	DOCUMENT REF	ISSUE DATE
MTG.CMT.2026.01	23–JUN–2026	RPT.SEC	22–JUN–2026

COMMITTEE MEETING

Secretary’s report

Owner engagement (pre- and post-AGM)

- Pre-AGM owner engagement program –captured and responded to owner questions raised, and answered items taken on notice through published FAQ responses on Northmarque website.
- Managed sustained pre- and post-AGM correspondence, including queries and challenges on levy discounts, budget adoption, the AGM financial-year framing, and the conduct of the meeting; positions confirmed in writing and, where useful, added to the FAQ to close repeat questions.

Governance and administration

- Full meeting and AGM roadmap (FY27) anchored to the statutory deadlines under the Accommodation Module, with a target AGM around late Oct 2026 and the inaugural committee meeting calendar through to it.
- Nomination notice to be instructed to BC Systems after this meeting (Secretary instruction), with nominations and owner motions closing at financial year end (31–Jul–2026).
- Continued reconstruction of the scheme’s records: forensic review of all historical motions and minutes confirmed substantial gaps (empty minute folders, no historical motions register); requests to assist in populating the record are in progress.
- Owner correspondence volume through the period has been substantial – the committee has fielded a continuous stream of enquiries, requests and challenges across the OTOBO ticketing system, email and WhatsApp, with multiple contentious matters running concurrently.
- This has placed a significant and sustained workload on all committee members, who are volunteers; the committee has nonetheless maintained a consistent, documented, by-law-grounded response to each matter.
- A disproportionate share of workload has come from a small number of owners pursuing repeated challenges and grievances.

Compliance programs

- Solar PV compliance – issued first and follow-up letters to five lots with installations where records are missing or incomplete.
- A dedicated solar/BESS by-law and a reusable conditions framework is being prepared for the next AGM, with retroactive documentation/acknowledgement letters to existing solar owners to precede registration.

Maintenance and works

- Storm-damage repair program underway across multiple lots; wet-weather delays communicated to owners by email and the WhatsApp announcement channel.
- Met (with other committee members) with Aspire (01–Jun–2026) on the works program, sequencing, gutter/preventative maintenance, and contractor selection; brief circulated.
- Handled a range of owner improvement/maintenance queries against the by-laws, including flooring replacement, plantation shutters and pergola, whirlybird and rangehood vents (Lot 15), air-conditioning/screen door/window tinting, tree pruning, and bin storage.

MEETING REF	MEETING DATE	DOCUMENT REF	ISSUE DATE
MTG.CMT.2026.01	23–JUN–2026	RPT.TRS	22–JUN–2026

COMMITTEE MEETING

Treasurer’s report

Basis

- Financial position as at 22 June 2026; year-to-date results for the period 01 August 2025 to 22 June 2026 (approximately 11 months into the financial year ending 31 July 2026).
- Figures are drawn from the BC Systems financial statements and rounded to whole dollars; the detailed statements are attached.

Summary of position

Fund	Opening (1 Aug 25)	Current (22 Jun 26)	Movement
Administrative fund	$ 65,728.00	$ (12,592.00)	$ (78,320.00)
Sinking fund	$ 29,798.00	$ 128,947.00	$ +99,149.00
Total owners’ funds	$ 95,526.00	$ 116,355.00	$ +20,829.00

- Cash at bank is $172,767 – the scheme is liquid. The administrative-fund deficit is an accounting position, not a cash shortfall.
- Levy arrears are low at approximately $5,739 (about 1% of annual levies), with $58,019 held in advance. Collections are strong.
- The sinking fund has been rebuilt from $29,798 to $128,947 – more than four times the opening balance.

Significant matters

1. Legal costs – caretaker matter. $124,090 was recognised in the administrative fund this period and is the single largest driver of the admin result.
2. Special levies. An administrative special levy of $72,360 and a sinking special levy of $48,240 ($120,600 total) were raised to fund the legal costs and rebuild reserves. The administrative special levy materially cushioned the legal impact – without it the administrative fund would be approximately $85,000 in deficit.
3. Concentration of admin spend. Three items account for around 97% of administrative expenditure: legal $124,090; caretaker contract ~$99,000 (≈90% of budget, on track); and insurance approximately $75,000. Insurance and the caretaker contract are the core recurring costs.
4. Sinking fund and deferred works. The sinking fund balance is strong, but planned capital works are largely unspent this year (roof/gutters $20,000 and building $80,000 budgets essentially undrawn). These funds will be drawn down to cover planned works.
5. Arrears. Overall arrears are low. The largest single arrears matter is now being actively managed under a formal payment arrangement.
6. Transition costs. Prior-manager charges of approximately $8,627, together with onboarding costs, flowed through the administrative fund this period. These are one-off costs of the management handover.
7. Administrative-fund recovery. The FY27 budget will need to restore the administrative fund to a prudent positive position and provide for any residual legal and transition costs.

Forward considerations

- Insurance renewal falls due 27 August 2026 and at best, will remain the same – more likely, it will increase; it remains the dominant administrative cost (outside caretaker remuneration) to budget for.
- Restore the administrative fund to surplus and program the deferred sinking-fund works.

Special note – Sinking fund: contribution and planning.

Under section 150(3) of the *Body Corporate and Community Management (Accommodation Module) Regulation 2020* (Qld), the annual sinking fund budget must reserve for anticipated major expenditure over at least the next nine years and fix contributions to cover it. This obligation applies each year, independent of the current fund balance. The improved sinking fund balance is held to fund the programmed capital works – including the deferred roof, gutter and building works – and to accumulate for future major replacements; it is not a surplus available to offset levies.

Owners should therefore not expect the stronger balance to translate into a significant reduction in contributions: the level is set by the forward nine-year requirement, and the administrative fund must separately be restored from deficit against rising recurrent costs. A sinking fund forecast informs this planning; the scheme's existing forecast dates from 2019, and the committee will consider refreshing it to ensure contributions continue to reflect current replacement costs.

NORTHMARQUE CTS 43944

BALANCE SHEET

AS AT 22 JUNE 2026

	ACTUAL 22/06/2026	ACTUAL 31/07/2025
OWNERS FUNDS		
Administrative Fund	(12,591.70)	0.00
Sinking Fund	128,946.79	0.00
TOTAL	**$ 116,355.09**	**$ 0.00**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Gst On Capital	25,990.38	0.00
Cash At Bank	172,767.36	0.00
Levies Billed Not Yet Due	285,600.00	0.00
Levies Pre-Paid	294.10	0.00
Levies In Arrears	5,498.54	0.00
Other Arrears	240.90	0.00
NON-CURRENT ASSETS		
TOTAL ASSETS	**490,391.28**	**0.00**
LIABILITIES		
Gst Clearing A/C	30,820.94	0.00
Arrears Clearing Account	148.50	0.00
Creditors	(686.98)	0.00
Next Year Discounts	(289.55)	0.00
Levies Billed Not Yet Due	285,600.00	0.00
Levies Pre-Paid	294.10	0.00
Unidentified Funds	130.00	0.00
Levies In Advance	58,019.18	0.00
TOTAL LIABILITIES	**374,036.19**	**0.00**
NET ASSETS	**$ 116,355.09**	**$ 0.00**

NORTHMARQUE CTS 43944

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 22 JUNE 2026

	ACTUAL 01/08/25-22/06/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	214,540.27	439,620.00	48.80	0.00
Discount - Admin Fund	(35,809.24)	(61,200.00)	58.51	0.00
Special Admin. Fund Levy	72,360.13	0.00		0.00
Interest On Overdue Levies	151.38	0.00		0.00
Gst On Income	(22,827.86)	(34,401.82)	66.36	0.00
TOTAL ADMIN. FUND INCOME	**228,414.68**	**344,018.18**		**0.00**
EXPENDITURE - ADMIN. FUND				
AUDIT & TAXATION COSTS				
Independent Audit Fee	1,342.00	2,000.00	67.10	0.00
Independent Audit File Prep	748.00	0.00		0.00
Bas Lodgement	1,155.00	1,600.00	72.19	0.00
Income Tax Return	137.50	250.00	55.00	0.00
BANK & FINANCIAL CHARGES				
Bank Charges - Gst	4.40	350.00	1.26	0.00
Bank Charges - No Gst	9.99	0.00		0.00
Stratapay Transaction Fee	309.67	500.00	61.93	0.00
UTILITIES				
Electricity - Common Areas	278.57	1,500.00	18.57	0.00
Cold Water - Common -No Gst	961.30	2,500.00	38.45	0.00
INSURANCE				
Insurance Premium	68,032.80	70,700.00	96.23	0.00
Insurance Stamp Duty - No Gst	6,075.44	7,100.00	85.57	0.00
Insurance Excess - Scheme	0.00	30,000.00	0.00	0.00
Workcover	190.48	200.00	95.24	0.00
Workcover Stamp Duty - No Gst	9.52	0.00		0.00
CARETAKER/BUILDING MANAGER				
Caretaker Contract	98,913.25	110,000.00	89.92	0.00
PROFESSIONAL ADVICE/FEES				
Legal Advice/Fees	(4,672.60)	45,000.00	(10.38)	0.00
Legal Advice/Fees - No Gst	124,090.47	0.00		0.00
Land Titles/Search Fees	0.00	85.00	0.00	0.00
Advice - Strata Additional	2,317.70	2,500.00	92.71	0.00
Engineer/Building Consultant	0.00	3,500.00	0.00	0.00
LICENCES & PERMITS FEE				
Council Rates - Waste - No Gst	0.00	120.00	0.00	0.00
Software & Records Storage	2,345.11	1,900.00	123.43	0.00
Other Council Doc - No Gst	49.18	500.00	9.84	0.00
CLEANING				
Cleaning - Materials	0.00	500.00	0.00	0.00

NORTHMARQUE CTS 43944

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 22 JUNE 2026

	ACTUAL 01/08/25-22/06/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
PEST CONTROL				
Pest Control Treatment	0.00	4,000.00	0.00	0.00
Annual Termite Inspection	3,740.00	0.00		0.00
ELECTRICAL				
R&M - Electrical General	0.00	3,000.00	0.00	0.00
PLUMBING				
Plumbing General	0.00	6,000.00	0.00	0.00
BUILDING GENERAL				
R&M - Building General	4,132.00	1,120.00	368.93	0.00
R&M - Roof/Gutters	0.00	20,000.00	0.00	0.00
GARDENS/GROUNDS				
R&M - Grounds General	144.66	3,000.00	4.82	0.00
R&M - Plants	0.00	1,000.00	0.00	0.00
IT/COMMUNICATION				
Telephone Line	0.00	1,020.00	0.00	0.00
Internet Connection	0.00	2,000.00	0.00	0.00
BODY CORPORATE MANAGEMENT				
Fixed Price -Management Time	7,854.00	10,891.00	72.11	0.00
Fixed Price - Disbursements	2,618.00	0.00		0.00
Variable Disbursements	80.64	2,000.00	4.03	0.00
MISC				
Sundry Expenses	0.00	750.00	0.00	0.00
Prior Year Adjustment	(3,626.00)	0.00	0.00	0.00
PRIOR MANAGERS CHARGES				
Prev Mgr - Admin Costs	3,864.70	0.00		0.00
Prev Mgr - Additional Services	1,906.15	0.00		0.00
Prev Mgr - Disbursements	2,856.29	0.00		0.00
GST				
Gst On Expenses	(19,133.39)	(26,843.76)	71.28	0.00
TOTAL ADMIN. EXPENDITURE	**306,734.83**	**308,742.24**		**0.00**
SURPLUS / DEFICIT	**$ (78,320.15)**	**$ 35,275.94**		**$ 0.00**
Opening Admin. Balance	65,728.45	65,728.45	100.00	0.00
ADMINISTRATIVE FUND BALANCE	**$ (12,591.70)**	**$ 101,004.39**		**$ 0.00**

NORTHMARQUE CTS 43944

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 22 JUNE 2026

	ACTUAL 01/08/25-22/06/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
SINKING FUND				
INCOME				
Levies - Sinking Fund	71,059.66	131,580.00	54.00	0.00
Discount - Sinking Fund	(11,492.73)	(18,156.00)	63.30	0.00
Special Sinking Fund Levy	48,239.60	0.00		0.00
INTEREST				
Interest On Levies	9.90	0.00		0.00
Gst On Income	(9,801.36)	(10,311.27)	95.05	0.00
TOTAL SINKING FUND INCOME	**98,015.07**	**103,112.73**		**0.00**
EXPENDITURE - SINKING FUND				
ELECTRICAL				
Electrical General	0.00	5,500.00	0.00	0.00
BUILDING				
Building General	0.00	80,000.00	0.00	0.00
GARDENS/GROUNDS				
Grounds General	0.00	5,000.00	0.00	0.00
Fencing/Gates	0.00	6,000.00	0.00	0.00
Gardens - Tree Work	0.00	5,000.00	0.00	0.00
TAXATION				
Income Tax - Payment/Adjustmnt	(1,133.67)	0.00	0.00	0.00
GST				
Gst On Expenses	0.00	(9,227.29)	0.00	0.00
TOTAL SINK. FUND EXPENDITURE	**(1,133.67)**	**92,272.71**		**0.00**
SURPLUS / DEFICIT	**$ 99,148.74**	**$ 10,840.02**		**$ 0.00**
Opening Sinking Fund Balance	29,798.05	29,798.05	100.00	0.00
SINKING FUND BALANCE	**$ 128,946.79**	**$ 40,638.07**		**$ 0.00**