



# Moreton Town Homes

## Tessa Developments P/L

| PROPOSED 12 MONTH BUDGET  | COMPLETED    |            |  |
|---|--------------|------------|--|
| Number of Lots:   | 52           |            |  |
| Total Contribution Schedule Lot Entitlement:                                | 9,995        |            |  |
| Total Interest Schedule Lot Entitlement:                                    | 9,995        |            |  |
| Administration Fund Contribution Per Contribution Schedule Lot Entitlement: | \$10.05      |            |  |
| Sinking Fund Contribution Per Contributions Schedule Lot Entitlement:       | \$2.86       |            |  |
| Insurance Provision (Building) per Interest Schedule Lot Entitlement:       | \$0.83       |            |  |
| ADMINISTRATIVE FUND   | AMOUNT       | PER LOT    | DESCRIPTION  |
| Audit Fees  | \$0.00       |            | No audit in first year                                       |
| Bank Fees   | \$250.00     |            | Transaction fees for levies, EFT                             |
| Cleaning Materials  | \$450.00     |            |  |
| Electricity   | \$7,500.00   |            | Common property  |
| Fee & Permits   | \$500.00     |            | Backflow Testing   |
| Fire Control  | \$750.00     |            | Servicing of fire hydrants                                   |
| Insurance - PL & DO   | \$3,850.00   |            | \$10M P&L, & \$1M Directors/Office Bearers                   |
| Manager / Caretaker   | \$54,600.00  | \$1,050.00 | Full Service Agreement                                       |
| Maxsoft Licensing Fee   | \$836.16     | \$16.08    | Software licence fee   |
| Pest Control  | \$500.00     |            | Common property only   |
| Pool Chemicals  | \$750.00     |            |  |
| Printing Postage & Stationery   | \$2,600.00   | \$50.00    |  |
| Printing Postage & Stationery - FFS   | \$650.00     |            |  |
| Process BAS Statement   | \$1,140.00   |            | Quarterly report   |
| R & M Building  | \$750.00     |            | Repairs such as touch up painting etc                        |
| R & M Electrical  | \$750.00     |            | Replacement of light bulbs, repairs and maintenance etc      |
| R & M Gardens & Grounds   | \$500.00     |            |  |
| R & M Plumbing  | \$500.00     |            | Repairs / adjustments  |
| R & M Pool  | \$500.00     |            |  |
| Rubbish removal   | \$75.00      |            | Assumption Council Collection as rates, excess tip fees      |
| Secretarial Fees  | \$6,760.00   | \$130.00   | Agreed services as per agreement                             |
| Secretarial Fees - FFS  | \$1,000.00   |            | Fee for Additional services                                  |
| Set up Fees   | \$800.00     |            | Establishment of electronic records, year 1 only             |
| Stormwater Management   | \$2,710.00   |            | SPEL Agreement   |
| Sundry Expenses   | \$350.00     |            |  |
| Tax Return Fee  | \$350.00     |            | Annual tax return  |
| Water Billing   | \$6,360.00   |            | Administration Fees  |
| Water Billing Recovery  | (\$6,240.00) |            | Recoverable Administration Fees from Occupiers (One Utility) |
| Water Rates   | \$1,500.00   |            | Gold Coast Properties  |
| Workers Compensation  | \$309.00     |            |  |
| ADMIN FUND  | AMOUNT       |            |  |
| TOTAL OF ADMIN FUND (EX GST)  | \$91,350.16  |            |  |
| GST   | \$9,135.02   |            |  |
| TOTAL OF ADMIN FUND (INC GST)   | \$100,485.18 |            |  |
| INSURANCE PROVISION   | AMOUNT       |            |  |
| TOTAL OF INSURANCE PROVISION (EX GST)                                       | \$7,500.00   |            | Quote by IAGB Insurance                                      |
| GST   | \$750.00     |            |  |
| TOTAL OF INSURANCE PROVISION (INC GST)                                      | \$8,250.00   |            |  |
| SINKING FUND  | AMOUNT       |            |  |
| SINKING FUND (EX GST)   | \$26,000.00  |            | Based on Report by Star BMS                                  |
| GST   | \$2,600.00   |            |  |
| SINKING FUND (INCL GST)   | \$28,600.00  |            |  |
| GRAND TOTAL   | AMOUNT       |            |  |
| TOTAL (EX GST)  | \$124,850.16 |            |  |
| GST   | \$12,485.02  |            |  |
| TOTAL (INCL GST)  | \$137,335.18 |            |  |

# Moreton Town Homes

## Tessa Developments P/L

### Schedule of Proposed Contributions

|  |          |
|--|----------|
| Total Number of Lots   | 52       |
| Total Contribution Schedule Lot Entitlement:   | 9,995    |
| Total Interest Schedule Lot Entitlement:   | 9,995    |
| Administration fund (without insurance reimbursement (building)) per contribution schedule lot entitlement | \$ 10.05 |
| Sinking fund per contribution schedule lot entitlement   | \$ 2.86  |
| Insurance Provision (Building) per interest schedule lot entitlement                                       | \$ 0.83  |

| BODY CORPORATE LEVY INFORMATION |   |   |   |                                      |  |   |  |  |  |   |                                      |
|---------------------------------|---|---|---|--------------------------------------|--|---|--|--|--|---|--------------------------------------|
| Lot Number                      | Contribution Schedule Lot Entitlements "CSLE" | Interest Schedule Lot Entitlements "ISLE" | A<br>Administration Fund<br>Inc GST by CSLE | B<br>Sinking Fund<br>Inc GST by CSLE | C<br>Insurance Provision (Building)<br>Inc GST by ISLE | (A + B + C)<br>Total Annual Contribution<br>Inc GST | Included in A<br>Manager Fees<br>Inc GST by CSLE | Included in A<br>Body Corporate Manager<br>Inc GST by CSLE | Included in A<br>SPEL Agreement<br>Inc GST by CSLE | Included in A<br>SAS Agreement<br>Inc GST by CSLE | Total Weekly Contribution<br>Inc GST |
| 1                               | 205   | 205                                       | \$2,060.98                                  | \$586.59                             | \$169.21   | \$2,816.78  | \$1,231.85                                       | \$211.17   | \$61.14  | \$2.71  | \$54.17                              |
| 2                               | 201   | 201                                       | \$2,020.76                                  | \$575.15                             | \$165.91   | \$2,761.82  | \$1,207.81                                       | \$207.05   | \$59.95  | \$2.65  | \$53.11                              |
| 3                               | 201   | 201                                       | \$2,020.76                                  | \$575.15                             | \$165.91   | \$2,761.82  | \$1,207.81                                       | \$207.05   | \$59.95  | \$2.65  | \$53.11                              |
| 4                               | 201   | 201                                       | \$2,020.76                                  | \$575.15                             | \$165.91   | \$2,761.82  | \$1,207.81                                       | \$207.05   | \$59.95  | \$2.65  | \$53.11                              |
| 5                               | 209   | 209                                       | \$2,101.19                                  | \$598.04                             | \$172.51   | \$2,871.74  | \$1,255.88                                       | \$215.29   | \$62.33  | \$2.76  | \$55.23                              |
| 6                               | 188   | 188                                       | \$1,890.07                                  | \$537.95                             | \$155.18   | \$2,583.19  | \$1,129.69                                       | \$193.66   | \$56.07  | \$2.48  | \$49.68                              |
| 7                               | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 8                               | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 9                               | 188   | 188                                       | \$1,890.07                                  | \$537.95                             | \$155.18   | \$2,583.19  | \$1,129.69                                       | \$193.66   | \$56.07  | \$2.48  | \$49.68                              |
| 10                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 11                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 12                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 13                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 14                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 15                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 16                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 17                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 18                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 19                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 20                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 21                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 22                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 23                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 24                              | 191   | 191                                       | \$1,920.23                                  | \$546.53                             | \$157.65   | \$2,624.41  | \$1,147.72                                       | \$196.75   | \$56.97  | \$2.52  | \$50.47                              |
| 25                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 26                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 27                              | 182   | 182                                       | \$1,829.75                                  | \$520.78                             | \$150.23   | \$2,500.75  | \$1,093.64                                       | \$187.48   | \$54.28  | \$2.40  | \$48.09                              |
| 28                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 29                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 30                              | 182   | 182                                       | \$1,829.75                                  | \$520.78                             | \$150.23   | \$2,500.75  | \$1,093.64                                       | \$187.48   | \$54.28  | \$2.40  | \$48.09                              |
| 31                              | 182   | 182                                       | \$1,829.75                                  | \$520.78                             | \$150.23   | \$2,500.75  | \$1,093.64                                       | \$187.48   | \$54.28  | \$2.40  | \$48.09                              |
| 32                              | 185   | 185                                       | \$1,859.91                                  | \$529.36                             | \$152.70   | \$2,541.97  | \$1,111.67                                       | \$190.57   | \$55.18  | \$2.44  | \$48.88                              |
| 33                              | 182   | 182                                       | \$1,829.75                                  | \$520.78                             | \$150.23   | \$2,500.75  | \$1,093.64                                       | \$187.48   | \$54.28  | \$2.40  | \$48.09                              |
| 34                              | 182   | 182                                       | \$1,829.75                                  | \$520.78                             | \$150.23   | \$2,500.75  | \$1,093.64                                       | \$187.48   | \$54.28  | \$2.40  | \$48.09                              |
| 35                              | 196   | 196                                       | \$1,970.49                                  | \$560.84                             | \$161.78   | \$2,693.12  | \$1,177.76                                       | \$201.90   | \$58.46  | \$2.59  | \$51.79                              |
| 36                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 37                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |
| 38                              | 195   | 195                                       | \$1,960.44                                  | \$557.98                             | \$160.96   | \$2,679.38  | \$1,171.76                                       | \$200.87   | \$58.16  | \$2.58  | \$51.53                              |

| Lot Number | Contribution Schedule Lot Entitlements "CSLE" | Interest Schedule Lot Entitlements "ISLE" | Administration Fund Inc GST by CSLE | Sinking Fund Inc GST by CSLE | Insurance Provision (Building) Inc GST by ISLE | Total Annual Contribution Inc GST | Manager Fees Inc GST by CSLE | Body Corporate Manager Inc GST by CSLE | SPEL Agreement Inc GST by CSLE | SAS Agreement Inc GST by CSLE | Total Weekly Contribution Inc GST |
|------------|---|---|-------------------------------------|------------------------------|--|-----------------------------------|------------------------------|--|--------------------------------|-------------------------------|-----------------------------------|
| 39         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 40         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 41         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 42         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 43         | 196   | 196                                       | \$1,970.49                          | \$560.84                     | \$161.78                                       | <b>\$2,693.12</b>                 | \$1,177.76                   | \$201.90                               | \$58.46                        | \$2.59                        | \$51.79                           |
| 44         | 198   | 198                                       | \$1,990.60                          | \$566.56                     | \$163.43                                       | <b>\$2,720.60</b>                 | \$1,189.78                   | \$203.96                               | \$59.05                        | \$2.61                        | \$52.32                           |
| 45         | 191   | 191                                       | \$1,920.23                          | \$546.53                     | \$157.65                                       | <b>\$2,624.41</b>                 | \$1,147.72                   | \$196.75                               | \$56.97                        | \$2.52                        | \$50.47                           |
| 46         | 191   | 191                                       | \$1,920.23                          | \$546.53                     | \$157.65                                       | <b>\$2,624.41</b>                 | \$1,147.72                   | \$196.75                               | \$56.97                        | \$2.52                        | \$50.47                           |
| 47         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 48         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 49         | 191   | 191                                       | \$1,920.23                          | \$546.53                     | \$157.65                                       | <b>\$2,624.41</b>                 | \$1,147.72                   | \$196.75                               | \$56.97                        | \$2.52                        | \$50.47                           |
| 50         | 191   | 191                                       | \$1,920.23                          | \$546.53                     | \$157.65                                       | <b>\$2,624.41</b>                 | \$1,147.72                   | \$196.75                               | \$56.97                        | \$2.52                        | \$50.47                           |
| 51         | 195   | 195                                       | \$1,960.44                          | \$557.98                     | \$160.96                                       | <b>\$2,679.38</b>                 | \$1,171.76                   | \$200.87                               | \$58.16                        | \$2.58                        | \$51.53                           |
| 52         | 198   | 198                                       | \$1,990.60                          | \$566.56                     | \$163.43                                       | <b>\$2,720.60</b>                 | \$1,189.78                   | \$203.96                               | \$59.05                        | \$2.61                        | \$52.32                           |
| <b>52</b>  | <b>9,995</b>                                  | <b>9,995</b>                              | <b>\$100,485.18</b>                 | <b>\$28,600.00</b>           | <b>\$8,250.00</b>                              | <b>\$137,335.18</b>               | <b>\$60,060.00</b>           | <b>\$10,296.00</b>                     | <b>\$2,981.00</b>              | <b>\$132.00</b>               |                                   |