

Harry Dorning  
Unit 6/50 Withnell Way  
BULGARRA WA 6714

22/07/2025



Strata Scheme 64463  
Lot 6, 50 Withnell Way  
BULGARRA WA 6714

Dear Harry Dorning

Please find attached Minutes of the meeting held on 21/07/2025.

Should you have any queries, please do not hesitate to contact our office on (08) 6285 8183 or email [admin@dominionstrata.com.au](mailto:admin@dominionstrata.com.au).

Yours sincerely

Dominion Strata Management  
[admin@dominionstrata.com.au](mailto:admin@dominionstrata.com.au)  
(08) 6285 8183

**The Owners of Strata Scheme 64463**

**50 Withnell Way, Bulharra WA 6714**

**MINUTES OF ANNUAL GENERAL MEETING**



The Annual General Meeting of the abovementioned Strata Company was held in accordance with the following.

Held At:	Unit 4D, 18 Main Street, Osborne Park WA
Date:	21/07/2025
Time:	1:00pm
Meeting Close Time:	1:55pm

**Please Note**

These minutes may be subject to amendment before acceptance at the next General Meeting of the strata company.

Before acceptance at the next General Meeting of the strata company, these minutes should be considered to be in draft form.

**The Owners of Strata Scheme 64463**

**50 Withnell Way, Bulgarra WA 6714**



**Preliminary Matters**

**1. Appointment of Chairperson for the meeting**

It was resolved by the meeting that Ange Swinbourne be appointed to the Chair and she acted as Chairperson throughout the meeting.

**2. The Chairperson confirmed the following attendance.**

**2.1. Owners and Proxies Present**

Caroline Quinn	Lot 1	Via Videoconference
Tamara Bin Amat	Lot 3	Via Videoconference

**2.2. Proxies**

Oh Man Pty Ltd	Lot 1	To Caroline Quinn
----------------	-------	-------------------

**2.3. Non-owners Present by Invitation**

Ange Swinbourne	Dominion Strata Management
-----------------	----------------------------

**2.4. Apologies**

Nil	
-----	--

**3. Quorum**

At the time appointed for the start of the meeting, a quorum was not present.

In accordance with section 130 of the Strata Titles Act, the meeting waited 30 minutes, and the persons entitled to vote who were present at the meeting were taken to constitute a quorum for the purposes of the meeting and the meeting proceeded to business.

## **General Business**

### **4. Constitution of the Council**

***Motion Under Notice*** - that the Council of Owners consists of two (2) Owners.

<b>Moved:</b>	C Quinn	<b>Seconded:</b>	T Amat
<b><u>The Chairperson declared the motion carried</u></b>			

Nominations of candidates for election to the Council were received from:

Caroline Quinn	Lot 1
Tamara Bin Amat	Lot 3

The Chairperson declared that all those correctly nominated were duly elected as members of the Council of Owners.

*In accordance with Schedule 1 By-law 4(3) of the Strata Titles Act, a properly constituted Council of Owners must consist of no less than 3, nor more than 7 members. Although there were only two nominations, a Council of Owners has been properly constituted as the existing members can form a quorum. A vacant position remains which may be filled by an appointment made by the existing members.*

### **5. Consideration of Statement of Accounts**

***Motion Under Notice*** - that the statement of accounts for the period of 01/02/2024 to 31/01/2025 showing a Cash at Bank balance of **\$11,433.85** and Net Assets of **\$6,525.73** be adopted as presented.

<b>Moved:</b>	C Quinn	<b>Seconded:</b>	T Amat
<b><u>The Chairperson declared the motion carried</u></b>			

### **6. Insurance Renewal**

***Motion Under Notice*** – that the Council of Owners are directed to renew the strata company's insurance policy prior to its expiry date of 24/01/2026, in such sums as are suggested by the insurer or as are recommended by qualified professional advisors, and with such insurer as the Council of Owners deem appropriate. Should the Council of Owners fail to provide direction to the strata manager in relation to acceptance of any policy by the due date, the strata manager is directed to advise the broker to place the insurance policy with the current insurer, or if the current insurer has not provided terms, the insurer that is recommended within the broker's report.

**Moved:** T Amat

**Seconded:** C Quinn

**The Chairperson declared the motion carried**

## **7. Insurance Valuation**

**Motion Under Notice** – that, up to 2 months prior to the expiration of the Strata Company's insurance policy, the strata manager is authorised to obtain an insurance valuation from an appropriately qualified and licenced valuer on behalf of the Strata Company for the purpose of establishing the replacement value of the strata scheme's common property. Upon receipt, the valuation will be provided to the Council of Owners for their review and acceptance. If no objections are raised by the Council of Owners within 7 days, the valuation will be deemed accepted by the Council of Owners and the replacement value indicated in the valuation will be submitted to the insurance broker to be used as the Sum Insured figure.

**Moved:** C Quinn

**Seconded:** T Amat

**The Chairperson declared the motion carried**

## **8. Insurance Premium**

**Motion Under Notice** – that in the event the Strata Company is unable to meet its financial obligation to pay the insurance premium(s) when due, in order to ensure the Strata Company remains compliant with the requirements of the Strata Titles Act, the strata manager is authorised to issue a special levy on behalf of the Strata Company to all owners in accordance with section 100(1)(c) of the Act, for an amount not exceeding the total premium(s), to cover the cost of the insurance premium(s), with the amount due and payable within 7 days of the date of the notice.

Furthermore, if the funds associated with the aforementioned special levy are not available within the required timeframe, the strata manager is authorised to arrange and enter into a premium funding arrangement on behalf of the Strata Company.

**Moved:** T Amat

**Seconded:** C Quinn

**The Chairperson declared the motion carried**

## **Special Business**

## **9. Confirmation of Previous Minutes**

**Motion Under Notice** – that the previously circulated minutes of the Annual General Meeting held on 20/03/2024 be accepted as a true and accurate record of the proceedings and entered into the strata company's records.

Moved: T Amat

Seconded: C Quinn

*The Chairperson declared the motion carried*

#### **10. Consideration of Administrative Fund Expenditure Estimates**

***Motion Under Notice*** - that the Administrative Fund Expenditure estimates for the period of 01/02/2025 to 31/01/2026 for the sum of **\$25,759.00** be adopted as presented, and that the Council of Owners be authorised to expend funds at the same rates in the succeeding financial year until amended at a subsequent General Meeting.

Moved: T Amat

Seconded: C Quinn

*The Chairperson declared the motion carried*

#### **11. Consideration of Reserve Fund Contributions**

***Motion Under Notice*** - that the Reserve Fund contributions for the period of 01/02/2025 to 31/01/2026 of **\$2,300.00** be adopted as presented, and that the contributions continue at the same rate for the succeeding financial year, until amended at a subsequent General Meeting.

Moved: C Quinn

Seconded: T Amat

*The Chairperson declared the motion carried*

#### **12. Determination of Levy of Contributions for the Financial Year**

***Motion Under Notice*** - that the Levy of Contributions on Owners for the combined Administrative Fund and Reserve Fund be payable in advance, by instalments due and payable in the amounts and on the dates as shown below and in accordance with the Unit Entitlements of the Lots.

Amount	Levy Period	Due Date
\$6,925.92	01/02/2025 – 30/04/2025	01/02/2025 – Pre-issued
\$6,925.92	01/05/2025 – 31/07/2025	01/05/2025 – Pre-issued
\$6,667.44	01/08/2025 – 31/10/2025	01/08/2025
\$6,667.44	01/11/2025 – 31/01/2026	01/11/2025
\$6,667.14	01/02/2026 – 30/04/2026	01/02/2026 – Pre-issue

to raise a total of **\$27,186.72** in the Levy Year, until otherwise determined at a future General Meeting of the Strata Company.

To ensure continuity of funds available to enable the Strata Company to perform scheme functions leading up to the next AGM, a pre-issue of the first quarter's levies will be due and payable on 01/02/2026, with an adjustment to be made in accordance with the approved budget of the next levy year.

**Moved:** C Quinn

**Seconded:** T Amat

**The Chairperson declared the motion carried**

### **13. Matters Without Notice for Discussion and Referral to the Council of Owners**

- Slip strips to be installed to stairwells for safety.
- Safety bumper at end of Unit 3 car bay to be replaced.
- Electrician to attend and investigate all common area lights and globes and set timing for lights to turn on at 5:30pm and to switch off at 6:30am.
- Dominion Strata to update council of owners on the repair of water sub meters.

### **14. Next Meeting**

***Motion Under Notice*** - that the strata manager be granted the authority to determine and set the date, time, and location of the next Annual General Meeting of the Strata Company in accordance with the relevant provisions of the Strata Titles Act and the scheme's by-laws.

**Moved:** T Amat

**Seconded:** C Quinn

**The Chairperson declared the motion carried**

### **15. Close of Meeting**

There being no further business the meeting was declared closed at 1:55pm.

Signed as a true and correct record of the Annual General Meeting.

Ange Swinbourne

Name: Ange Swinbourne

Date: 22/07/2025

Chairperson of the Meeting

# Dominion Strata Management

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 1

## Balance Sheet - S/Plan 64463 "130 WITHNELL WAY BULGARRA" 50 WITHNELL WAY, BULGARRA, WA 6714

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### Assets

	Administrative	Reserve	TOTAL THIS YEAR
Cash At Bank			
Owners of Strata Plan 64463	\$387.93	\$11,045.92	\$11,433.85
<i>Macquarie Bank BSB: 186-300 Acc No: 208437129</i>			
Accounts Receivable	\$280.00	\$0.00	\$280.00
Receivable	\$1,849.47	\$21.13	\$1,870.60
<b>Total Assets</b>	<b>\$2,517.40</b>	<b>\$11,067.05</b>	<b>\$13,584.45</b>

### Liabilities

Paid In Advance	\$5,860.05	\$503.16	\$6,363.21
Payable (GST Free)	\$695.51	\$0.00	\$695.51
<b>Total Liabilities</b>	<b>\$6,555.56</b>	<b>\$503.16</b>	<b>\$7,058.72</b>
<b>Net Assets</b>	<b>\$(4,038.16)</b>	<b>\$10,563.89</b>	<b>\$6,525.73</b>

### Owners Funds

Opening Balance	\$(2,749.05)	\$8,255.95	\$5,506.90
Net Income For The Period	\$(1,289.11)	\$2,307.94	\$1,018.83
<b>Total Owners Funds</b>	<b>\$(4,038.16)</b>	<b>\$10,563.89</b>	<b>\$6,525.73</b>

# Dominion Strata Management

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 2

## Income and Expenditure Statement - S/Plan 64463

"130 WITHNELL WAY BULGARRA"

50 WITHNELL WAY, BULGARRA, WA 6714

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### Administrative Fund

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Interest on Arrears	\$78.45	\$0.00	\$0.00
Levy Income	\$24,886.88	\$24,886.80	\$22,189.20
Section 110 Income	\$840.00	\$0.00	\$560.00
Synergy Subsidy	\$700.00	\$0.00	\$0.00
<b>Total Administrative Fund Income</b>	<b>\$26,505.33</b>	<b>\$24,886.80</b>	<b>\$22,749.20</b>
<b>Expenses</b>			
Accounting Fees	\$275.00	\$0.00	\$0.00
Archive Storage	\$66.00	\$0.00	\$0.00
Backflow Prevention Testing	\$456.19	\$275.00	\$0.00
Cleaning - Common Area - Including Gardening	\$2,520.10	\$2,640.00	\$2,481.60
Insurance Premiums	\$8,518.08	\$7,000.00	\$6,396.79
Insurance Valuation	\$0.00	\$1,000.00	\$0.00
Landgate Lodgement Fees	\$203.00	\$0.00	\$0.00
Legal - By-laws & Resolutions	\$1,950.00	\$2,000.00	\$0.00
Maintenance - Common Area General	\$0.00	\$2,500.00	\$0.00
Maintenance - Driveways/Paving	\$0.00	\$0.00	\$3,256.00
Maintenance - Electrical	\$173.67	\$1,000.00	\$0.00
Maintenance - Pest Control	\$425.00	\$330.00	\$390.00
Maintenance - Plumbing	\$2,232.34	\$500.00	\$275.00
Maintenance - Reticulation	\$0.00	\$500.00	\$0.00
Management Fee - Non-standard	\$207.00	\$200.00	\$143.00
Management Fee - Standard	\$3,741.11	\$3,734.80	\$3,734.76
Meeting Fee	\$275.00	\$275.00	\$275.00
Postage & Petties	\$0.00	\$50.00	\$43.31
Search Fees	\$31.60	\$0.00	\$0.00
Section 110 Fees	\$616.00	\$0.00	\$840.00
Software Maintenance	\$132.00	\$132.00	\$132.00
Utility - Electricity Usage - Common Area	\$5,579.40	\$750.00	\$208.99
Utility - Water Usage - Common Area	\$392.95	\$2,000.00	\$30.49
<b>Total Administrative Fund Expenses</b>	<b>\$27,794.44</b>	<b>\$24,886.80</b>	<b>\$18,206.94</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$(1,289.11)</b>	<b>\$0.00</b>	<b>\$4,542.26</b>

# **Dominion Strata Management**

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 3

## **Income and Expenditure Statement - S/Plan 64463**

**"130 WITHNELL WAY BULGARRA"**

**50 WITHNELL WAY, BULGARRA, WA 6714**

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### **Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Opening Balance for the period</b>	<b>\$(2,749.05)</b>	<b>\$0.00</b>	<b>\$(7,291.31)</b>
<b>Closing Balance for the period</b>	<b>\$(4,038.16)</b>	<b>\$0.00</b>	<b>\$(2,749.05)</b>

# Dominion Strata Management

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 4

## Income and Expenditure Statement - S/Plan 64463

"130 WITHNELL WAY BULGARRA"

50 WITHNELL WAY, BULGARRA, WA 6714

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### Reserve Fund

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Interest on Arrears	\$7.78	\$0.00	\$0.00
Levy Income	\$2,300.16	\$2,300.16	\$1,754.72
<b>Total Reserve Fund Income</b>	<b>\$2,307.94</b>	<b>\$2,300.16</b>	<b>\$1,754.72</b>
<b>Expenses</b>			
<b>Total Reserve Fund Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Fund Surplus/Deficit</b>	<b>\$2,307.94</b>	<b>\$2,300.16</b>	<b>\$1,754.72</b>
<b>Opening Balance for the period</b>	<b>\$8,255.95</b>	<b>\$0.00</b>	<b>\$6,501.23</b>
<b>Closing Balance for the period</b>	<b>\$10,563.89</b>	<b>\$2,300.16</b>	<b>\$8,255.95</b>

# Dominion Strata Management

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 5

## Lot Positions Report - S/Plan 64463 "130 WITHNELL WAY BULGARRA" 50 WITHNELL WAY, BULGARRA, WA 6714

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Oh Man Pty Ltd	\$0.00	\$3,110.86	\$505.92	\$4,427.40	\$810.62 CR	\$17.80
2	2	Abbie Billing & Joshua Reeves	\$729.28 CR	\$3,110.86	\$1,310.06	\$4,546.31	\$854.67 CR	\$0.00
3	3	Tamara Bin Amat	\$729.28 CR	\$3,110.86	\$633.34	\$3,839.14	\$824.22 CR	\$20.39
4	4	Housing Authority	\$729.28 CR	\$3,110.86	\$1,145.83	\$2,734.56	\$792.85	\$19.38
5	5	Josh Cuming	\$729.28 CR	\$3,110.86	\$895.52	\$4,197.24	\$920.14 CR	\$0.00
6	6	Harry Dorning	\$0.00	\$3,110.86	\$1,459.08	\$4,307.18	\$262.76	\$20.88
7	7	Timothy Hall	\$0.00	\$3,110.86	\$1,189.65	\$5,094.37	\$793.86 CR	\$0.00
8	8	Rhys Guile	\$729.28 CR	\$3,110.86	\$720.83	\$3,965.09	\$862.68 CR	\$0.00
<b>Administrative Fund Totals</b>			<b>\$-3,646.40</b>	<b>\$24,886.88</b>	<b>\$7,860.23</b>	<b>\$33,111.29</b>	<b>\$-4,010.58</b>	<b>\$78.45</b>
							<b>Administrative Fund Arrears</b>	<b>\$1,849.47</b>
							<b>Administrative Fund Advances</b>	<b>\$5,860.05</b>

# Dominion Strata Management

Unit 4D, 18 Main Street OSBORNE PARK WA 6017 ABN: 69 605 268 595

Ph: (08) 6285 8183 Email: admin@dominionstrata.com.au

Printed: 22/07/2025 03:50 pm User: Ange Swinbourne

Page 6

## Lot Positions Report - S/Plan 64463 "130 WITHNELL WAY BULGARRA" 50 WITHNELL WAY, BULGARRA, WA 6714

For the Financial Period 01/02/2024 to 31/01/2025

**FINAL**

### Reserve Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Oh Man Pty Ltd	\$0.00	\$287.52	\$0.00	\$359.40	\$71.88 CR	\$1.76
2	2	Abbie Billing & Joshua Reeves	\$71.88 CR	\$287.52	\$0.00	\$287.52	\$71.88 CR	\$0.00
3	3	Tamara Bin Amat	\$71.88 CR	\$287.52	\$0.00	\$287.52	\$71.88 CR	\$1.97
4	4	Housing Authority	\$57.32 CR	\$287.52	\$0.00	\$209.07	\$21.13	\$1.75
5	5	Josh Cuming	\$71.88 CR	\$287.52	\$0.00	\$287.52	\$71.88 CR	\$0.00
6	6	Harry Dorning	\$0.00	\$287.52	\$0.00	\$359.40	\$71.88 CR	\$2.30
7	7	Timothy Hall	\$0.00	\$287.52	\$0.00	\$359.40	\$71.88 CR	\$0.00
8	8	Rhys Guile	\$71.88 CR	\$287.52	\$0.00	\$287.52	\$71.88 CR	\$0.00
<b>Reserve Fund Totals</b>			<b>\$-344.84</b>	<b>\$2,300.16</b>	<b>\$0.00</b>	<b>\$2,437.35</b>	<b>\$-482.03</b>	<b>\$7.78</b>
							<b>Reserve Fund Arrears</b>	<b>\$21.13</b>
							<b>Reserve Fund Advances</b>	<b>\$503.16</b>

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 1

<b>Administrative Fund</b>	<b>Accepted Budget</b> (01/02/2025-31/01/2026)	<b>Current Actual</b> (01/02/2024-31/01/2025)	<b>Current Budget</b> (01/02/2024-31/01/2025)
<b>Income</b>			
Interest on Arrears	\$0.00	\$78.45	\$0.00
Levy Income	\$24,886.60	\$24,886.88	\$24,886.80
Section 110 Income	\$0.00	\$840.00	\$0.00
Synergy Subsidy	\$0.00	\$700.00	\$0.00
<b>Total Admin Fund Income</b>	<b>\$24,886.60</b>	<b>\$26,505.33</b>	<b>\$24,886.80</b>
<b>Expense</b>			
Accounting Fees	\$275.00	\$275.00	\$0.00
Archive Storage	\$132.00	\$66.00	\$0.00
Backflow Prevention Testing	\$275.00	\$456.19	\$275.00
Cleaning - Common Area - Including Gardening	\$2,640.00	\$2,520.10	\$2,640.00
Insurance Premiums	\$9,300.00	\$8,518.08	\$7,000.00
Insurance Valuation	\$1,000.00	\$0.00	\$1,000.00
Landgate Lodgement Fees	\$0.00	\$203.00	\$0.00
Legal - By-laws & Resolutions	\$0.00	\$1,950.00	\$2,000.00
Maintenance - Common Area General	\$2,500.00	\$0.00	\$2,500.00
Maintenance - Electrical	\$500.00	\$173.67	\$1,000.00
Maintenance - Pest Control	\$425.00	\$425.00	\$330.00
Maintenance - Plumbing	\$1,000.00	\$2,232.34	\$500.00
Maintenance - Reticulation	\$500.00	\$0.00	\$500.00
Management Fee - Non-standard	\$250.00	\$207.00	\$200.00
Management Fee - Standard	\$3,750.00	\$3,741.11	\$3,734.80
Meeting Fee	\$330.00	\$275.00	\$275.00
Postage & Petties	\$0.00	\$0.00	\$50.00
Search Fees	\$0.00	\$31.60	\$0.00
Section 110 Fees	\$0.00	\$616.00	\$0.00
Software Maintenance	\$132.00	\$132.00	\$132.00
Utility - Electricity Usage - Common Area	\$750.00	\$5,579.40	\$750.00
Utility - Water Usage - Common Area	\$2,000.00	\$392.95	\$2,000.00
<b>Total Admin Fund Expense</b>	<b>\$25,759.00</b>	<b>\$27,794.44</b>	<b>\$24,886.80</b>
<b>TOTAL ADMIN LEVY INCOME</b>	<b>\$24,886.60</b>	<b>\$24,886.88</b>	<b>\$24,886.80</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$24,886.60</b>	<b>\$24,886.80</b>	<b>\$24,886.80</b>

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

**Prepared by Dominion Strata Management (ABN 69 605 268 595)**  
Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 2

<b>Administrative Fund</b>	<b>Accepted Budget</b> (01/02/2025-31/01/2026)	<b>Current Actual</b> (01/02/2024-31/01/2025)	<b>Current Budget</b> (01/02/2024-31/01/2025)
Opening Balance as at 01/02/2025	\$(4,038.16)		
ADD: Total Proposed Income	\$24,886.60		
LESS: Total Proposed Expenses	\$25,759.00		
<b>Estimated Closing Balance as at 31/01/2026</b>	<b>\$(4,910.56)</b>		
Proposed New Admin Levies from 01/08/2025	\$12,184.87		

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 3

<b>Reserve Fund</b>	<b>Accepted Budget</b> (01/02/2025-31/01/2026)	<b>Current Actual</b> (01/02/2024-31/01/2025)	<b>Current Budget</b> (01/02/2024-31/01/2025)
<b>Income</b>			
Interest on Arrears	\$0.00	\$7.78	\$0.00
Levy Income	\$2,300.00	\$2,300.16	\$2,300.16
<b>Total Reserve Fund Income</b>	<b>\$2,300.00</b>	<b>\$2,307.94</b>	<b>\$2,300.16</b>
<b>Expense</b>			
<b>Total Reserve Fund Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL RESERVE LEVY INCOME</b>	<b>\$2,300.00</b>	<b>\$2,300.16</b>	<b>\$2,300.16</b>
<b>TOTAL RESERVE BUDGET</b>	<b>\$2,300.00</b>		<b>\$2,300.16</b>
Opening Balance as at 01/02/2025	\$10,563.89		
ADD: Total Proposed Income	\$2,300.00		
LESS: Total Proposed Expenses	\$0.00		
<b>Estimated Closing Balance as at 31/01/2026</b>	<b>\$12,863.89</b>		
Proposed New Reserve Levies from 01/08/2025	\$1,150.00		

**Dominion Strata Management  
Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 4

**Budget Summary (01/02/2025-31/01/2026)**

	<b>Accepted</b>	<b>1st Instalment 01/02/2025</b>	<b>2nd Instalment 01/05/2025</b>	<b>3rd Instalment 01/08/2025</b>	<b>4th Instalment 01/11/2025</b>	<b>TOTAL (01/02/2025-31/01/202 6)</b>	<b>Next Pre Issue 01/02/2026</b>
Administrative Fund	\$24,886.60	\$6,350.88	\$6,350.88	\$6,092.40	\$6,092.40	\$24,886.56	\$6,092.40
Reserve Fund	\$2,300.00	\$575.04	\$575.04	\$575.04	\$575.04	\$2,300.16	\$575.04
Contribution Schedule Total	\$27,186.60	\$6,925.92	\$6,925.92	\$6,667.44	\$6,667.44	\$27,186.72	\$6,667.44
<b>Amount to Collect</b>	<b>\$27,186.60</b>	<b>\$6,925.92</b>	<b>\$6,925.92</b>	<b>\$6,667.44</b>	<b>\$6,667.44</b>	<b>\$27,186.72</b>	<b>\$6,667.44</b>

**Dominion Strata Management  
Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 5

## **Levy Adjustment Summary (01/02/2025-31/01/2026)**

<b>Contribution Schedule</b>			<b>Aggregate Units of Entitlement (UOE) - 8</b>		
<b>Due Date</b>	<b>Levy Period</b>		<b>Admin</b>	<b>Reserve</b>	<b>Total</b>
01/02/2025	01/02/2025 - 30/04/2025		\$793.86	\$71.88	\$865.73 Pre Issued
01/05/2025	01/05/2025 - 31/07/2025		\$793.86	\$71.88	\$865.73
01/08/2025	01/08/2025 - 31/10/2025		\$761.55	\$71.88	\$833.43
01/11/2025	01/11/2025 - 31/01/2026		\$761.55	\$71.88	\$833.43
<b>Financial Year Total per Units of Entitlement</b>			<b>\$3,110.83</b>	<b>\$287.50</b>	<b>\$3,398.33</b>
<b>Financial Year Aggregate</b>			<b>\$24,886.56</b>	<b>\$2,300.16</b>	<b>\$27,186.72</b>
<b>Accepted Budget Amount</b>			<b>\$24,886.60</b>	<b>\$2,300.00</b>	<b>\$27,186.60</b>
01/02/2026	01/02/2026 - 30/04/2026		\$761.55	\$71.88	\$833.43 Pre Issue Next Year
<b>Next Year Pre Issue Aggregate</b>			<b>\$6,092.40</b>	<b>\$575.04</b>	<b>\$6,667.44</b>

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 6

**Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/02/2025	2nd Instalment 01/05/2025	3rd Instalment 01/08/2025	4th Instalment 01/11/2025	TOTAL (01/02/2025-31/01/2026)	Next Pre Issue 01/02/2026
1*	1*	1	Oh Man Pty Ltd						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
2*	2*	1	Abbie Billing & Joshua Reeves						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
3*	3*	1	Tamara Bin Amat						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
4*	4*	1	Housing Authority						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
5*	5*	1	Josh Cuming						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
6*	6*	1	Harry Doming						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 7

**Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/02/2025	2nd Instalment 01/05/2025	3rd Instalment 01/08/2025	4th Instalment 01/11/2025	<b>TOTAL (01/02/2025-31/01/2026)</b>	Next Pre Issue 01/02/2026
7*	7*	1	Timothy Hall						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
8*	8*	1	Rhys Guile						
			Admin	\$793.86	\$793.86	\$761.55	\$761.55	\$3,110.82	\$761.55
			Reserve	\$71.88	\$71.88	\$71.88	\$71.88	\$287.52	\$71.88
			<b>Owner Total</b>	<b>\$865.74</b>	<b>\$865.74</b>	<b>\$833.43</b>	<b>\$833.43</b>	<b>\$3,398.34</b>	<b>\$833.43</b>
<b>Total aggregate of UOE 8</b>									

**Dominion Strata Management**  
**Accepted Budget for Strata Company 64463**

**130 WITHNELL WAY BULGARRA, 50 Withnell Way BULGARRA**

Prepared by Dominion Strata Management (ABN 69 605 268 595)  
 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Printed 22/07/2025 at 15:49:31 User= Ange Swinbourne

Page 8

**Contribution Summary (01/02/2025-31/01/2026)**

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
1	1	1	Oh Man Pty Ltd	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
2	2	1	Abbie Billing & Joshua Reeves	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
3	3	1	Tamara Bin Amat	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
4	4	1	Housing Authority	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 30/04/2025							
5	5	1	Josh Cuming	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
6	6	1	Harry Dorning	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
7	7	1	Timothy Hall	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
8	8	1	Rhys Guile	Contribution Schedule <b>Total</b>	\$3,110.82 <b>\$3,110.82</b>	\$287.52 <b>\$287.52</b>	\$0.00 <b>\$3,398.34</b>
Paid to 31/07/2025							
				<b>Overall Total</b>	<b>\$24,886.56</b>	<b>\$2,300.16</b>	<b>\$27,186.72</b>
				<b>Schedule</b>	<b>UOE</b>		
				Contribution Schedule	8		