

Dominion Strata Management

Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

All Lots

Administrative Fund

	Accepted Budget (01/10/2025-30/09/2026)	Current Actual (01/10/2024-30/09/2025)	Current Budget (01/10/2024-30/09/2025)
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Income

Interest on Arrears	\$0.00	\$99.69	\$0.00
Levy Income	\$68,000.00	\$67,500.00	\$67,500.00
Special Levy Income	\$0.00	\$90.00	\$0.00

Total Admin Fund Income

	\$68,000.00	\$67,689.69	\$67,500.00
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Expense

ATO Compliance	\$275.00	\$33.00	\$275.00
Archive Storage	\$396.00	\$396.00	\$396.00
Cleaning - Common Area	\$9,000.00	\$8,716.00	\$8,000.00
Consultants	\$0.00	\$200.00	\$0.00
Insurance Premiums	\$21,000.00	\$19,838.84	\$22,750.00
Insurance Stamp Duty	\$1,900.00	\$1,703.16	\$2,100.00
Insurance Valuation	\$1,500.00	\$0.00	\$1,500.00
Landgate Lodgement Fees	\$0.00	\$210.30	\$420.00
Legal - By-laws & Resolutions	\$0.00	\$2,300.00	\$2,500.00
Maintenance - Auto Gate	\$1,000.00	\$2,788.50	\$4,000.00
Maintenance - Common Area General	\$17,000.00	\$33,166.80	\$17,000.00
Maintenance - Electrical	\$2,000.00	\$0.00	\$2,000.00
Maintenance - Fencing/Boundary Walls	\$0.00	\$6,446.00	\$0.00
Maintenance - Fire Services	\$5,000.00	\$5,750.31	\$3,500.00
Management Fee - Non-standard	\$330.00	\$637.50	\$330.00
Management Fee - Standard	\$5,775.00	\$5,756.10	\$5,500.00
Meeting Fee	\$330.00	\$892.50	\$330.00
Postage & Petties	\$150.00	\$107.62	\$150.00
Search Fees	\$0.00	\$63.20	\$40.00
Software Maintenance	\$132.00	\$132.00	\$132.00
Utility - Electricity Usage - Common Area	\$3,000.00	\$2,703.77	\$5,750.00
Utility - Water Usage - Common Area	\$3,800.00	\$3,694.49	\$3,600.00

Total Admin Fund Expense

	\$72,588.00	\$95,536.09	\$80,273.00
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Total All Lots Levy Income

	\$68,000.00	\$67,500.00	\$67,500.00
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Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

All Lots

Administrative Fund

Accepted Budget	Current Actual	Current Budget
(01/10/2025-30/09/2026)	(01/10/2024-30/09/2025)	(01/10/2024-30/09/2025)

Opening Balance as at 01/10/2025	\$26,567.89
ADD: Total Proposed Income	\$68,000.00
LESS: Total Proposed Expenses	\$72,588.00
Estimated Closing Balance as at 30/09/2026	\$21,979.89
Proposed New Admin Levies from 01/01/2026	\$51,000.00

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Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Residential Lots

Administrative Fund

	Accepted Budget (01/10/2025-30/09/2026)	Current Actual (01/10/2024-30/09/2025)	Current Budget (01/10/2024-30/09/2025)
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Income

Interest on Arrears	\$0.00	\$29.05	\$0.00
Levy Income	\$17,160.00	\$15,912.00	\$15,912.00
Recovery - Owner	\$0.00	\$2,779.33	\$0.00
Special Levy Income	\$0.00	\$123,303.49	\$0.00

Total Admin Fund Income

	\$17,160.00	\$142,023.87	\$15,912.00
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Expense

Building Improvements	\$3,000.00	\$0.00	\$3,000.00
Lift Telephone	\$900.00	\$0.00	\$900.00
Maintenance - Common Area Refurbishment	\$73,435.00	\$49,688.50	\$123,123.50
Maintenance - Gardens	\$1,400.00	\$0.00	\$1,400.00
Maintenance - Lift	\$3,000.00	\$4,160.13	\$3,000.00

Total Admin Fund Expense

	\$81,735.00	\$53,848.63	\$131,423.50
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Total Residential Lots Levy Income

	\$17,160.00	\$15,912.00	\$15,912.00
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TOTAL ADMIN LEVY INCOME

	\$85,160.00	\$83,412.00	\$83,412.00
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TOTAL ADMIN BUDGET

	\$85,160.00		\$83,412.00
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Opening Balance as at 01/10/2025	\$86,487.84
ADD: Total Proposed Income	\$17,160.00
LESS: Total Proposed Expenses	\$81,735.00
Estimated Closing Balance as at 30/09/2026	\$21,912.84

Proposed New Admin Levies from 01/01/2026	\$12,870.00
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Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

All Lots

Reserve Fund

	Accepted Budget (01/10/2025-30/09/2026)	Current Actual (01/10/2024-30/09/2025)	Current Budget (01/10/2024-30/09/2025)
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Income

Interest on Arrears	\$0.00	\$35.70	\$0.00
Levy Income	\$26,000.00	\$25,000.00	\$25,000.00

Total Reserve Fund Income

	\$26,000.00	\$25,035.70	\$25,000.00
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Expense

Total Reserve Fund Expense

	\$0.00	\$0.00	\$0.00
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Total All Lots Levy Income

	\$26,000.00	\$25,000.00	\$25,000.00
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Opening Balance as at 01/10/2025	\$35,939.57
ADD: Total Proposed Income	\$26,000.00
LESS: Total Proposed Expenses	\$0.00
Estimated Closing Balance as at 30/09/2026	\$61,939.57
Proposed New Reserve Levies from 01/01/2026	\$19,500.00

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Residential Lots

Reserve Fund

	Accepted Budget <small>(01/10/2025-30/09/2026)</small>	Current Actual <small>(01/10/2024-30/09/2025)</small>	Current Budget <small>(01/10/2024-30/09/2025)</small>
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Income

Total Reserve Fund Income	\$0.00	\$0.00	\$0.00
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Expense

Total Reserve Fund Expense	\$0.00	\$0.00	\$0.00
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Total Residential Lots Levy Income	\$0.00	\$0.00	\$0.00
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TOTAL RESERVE LEVY INCOME	\$26,000.00	\$25,000.00	\$25,000.00
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TOTAL RESERVE BUDGET	\$26,000.00		\$25,000.00
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Opening Balance as at 01/10/2025	\$0.00		
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ADD: Total Proposed Income	\$0.00		
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LESS: Total Proposed Expenses	\$0.00		
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Estimated Closing Balance as at 30/09/2026	\$0.00		
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Proposed New Reserve Levies from 01/01/2026	\$0.00		
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**Dominion Strata Management
Accepted Budget for Strata Company 38785**

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Budget Summary (01/10/2025-30/09/2026)

	Accepted	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
Administrative Fund	\$68,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$68,000.00	\$17,000.00
Reserve Fund	\$26,000.00	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	\$26,000.00	\$6,500.00
All Lots Total	\$94,000.00	\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00	\$94,000.00	\$23,500.00
Administrative Fund	\$17,160.00	\$4,290.00	\$4,290.00	\$4,290.00	\$4,290.00	\$17,160.00	\$4,290.00
Reserve Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential Lots Total	\$17,160.00	\$4,290.00	\$4,290.00	\$4,290.00	\$4,290.00	\$17,160.00	\$4,290.00
Amount to Collect	\$111,160.00	\$27,790.00	\$27,790.00	\$27,790.00	\$27,790.00	\$111,160.00	\$27,790.00

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Levy Adjustment Summary (01/10/2025-30/09/2026)

All Lots		Aggregate Units of Entitlement (UOE) - 100		
Due Date	Levy Period	Admin	Reserve	Total
01/10/2025	01/10/2025 - 31/12/2025	\$170.00	\$65.00	\$235.00 Pre Issued
01/01/2026	01/01/2026 - 31/03/2026	\$170.00	\$65.00	\$235.00
01/04/2026	01/04/2026 - 30/06/2026	\$170.00	\$65.00	\$235.00
01/07/2026	01/07/2026 - 30/09/2026	\$170.00	\$65.00	\$235.00
Financial Year Total per Units of Entitlement		\$680.00	\$260.00	\$940.00
Financial Year Aggregate		\$68,000.00	\$26,000.00	\$94,000.00
Accepted Budget Amount		\$68,000.00	\$26,000.00	\$94,000.00
01/10/2026	01/10/2026 - 31/12/2026	\$170.00	\$65.00	\$235.00 Pre Issue Next Year
Next Year Pre Issue Aggregate		\$17,000.00	\$6,500.00	\$23,500.00

Residential Lots		Aggregate Units of Entitlement (UOE) - 78		
Due Date	Levy Period	Admin	Reserve	Total
01/10/2025	01/10/2025 - 31/12/2025	\$55.00	\$0.00	\$55.00 Pre Issued
01/01/2026	01/01/2026 - 31/03/2026	\$55.00	\$0.00	\$55.00
01/04/2026	01/04/2026 - 30/06/2026	\$55.00	\$0.00	\$55.00
01/07/2026	01/07/2026 - 30/09/2026	\$55.00	\$0.00	\$55.00
Financial Year Total per Units of Entitlement		\$220.00	\$0.00	\$220.00
Financial Year Aggregate		\$17,160.00	\$0.00	\$17,160.00
Accepted Budget Amount		\$17,160.00	\$0.00	\$17,160.00
01/10/2026	01/10/2026 - 31/12/2026	\$55.00	\$0.00	\$55.00 Pre Issue Next Year
Next Year Pre Issue Aggregate		\$4,290.00	\$0.00	\$4,290.00

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Owner Summary (01/10/2025-30/09/2026) - All Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
1*	1*	5	Ramon Tanchez and Anna Tanchez						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
2*	2*	5	Susan Morris						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
3*	3*	5	Chieu Thach						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
4*	4*	6	Steven Blyth and Sophie Pedersen						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00
5*	5*	5	Kim Pervan						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
6*	6*	5	Melanie King						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00

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Owner Summary (01/10/2025-30/09/2026) - All Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
7*	7*	5	William Ilic and Eloise McArthur						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
8*	8*	9	Michael Kirkwood and Leonie Debnam						
			Admin	\$1,530.00	\$1,530.00	\$1,530.00	\$1,530.00	\$6,120.00	\$1,530.00
			Reserve	\$585.00	\$585.00	\$585.00	\$585.00	\$2,340.00	\$585.00
			Owner Total	\$2,115.00	\$2,115.00	\$2,115.00	\$2,115.00	\$8,460.00	\$2,115.00
9*	9*	8	Simon Dimmitt						
			Admin	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$5,440.00	\$1,360.00
			Reserve	\$520.00	\$520.00	\$520.00	\$520.00	\$2,080.00	\$520.00
			Owner Total	\$1,880.00	\$1,880.00	\$1,880.00	\$1,880.00	\$7,520.00	\$1,880.00
10*	10*	7	Ross Miles-Cadman						
			Admin	\$1,190.00	\$1,190.00	\$1,190.00	\$1,190.00	\$4,760.00	\$1,190.00
			Reserve	\$455.00	\$455.00	\$455.00	\$455.00	\$1,820.00	\$455.00
			Owner Total	\$1,645.00	\$1,645.00	\$1,645.00	\$1,645.00	\$6,580.00	\$1,645.00
11*	11*	6	Quoc Linh Phan and Thi Yen Vo						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00
12*	12*	6	Oddbjorn Gjerde and Sinead Gjerde						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00

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Owner Summary (01/10/2025-30/09/2026) - All Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
13*	13*	6	Peter Flanagan						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00
14*	14*	5	Cigmin Nominees Pty Ltd						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
15*	15*	6	Centro Property Holdings Pty Ltd						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00
16*	16*	5	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd						
			Admin	\$850.00	\$850.00	\$850.00	\$850.00	\$3,400.00	\$850.00
			Reserve	\$325.00	\$325.00	\$325.00	\$325.00	\$1,300.00	\$325.00
			Owner Total	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00	\$4,700.00	\$1,175.00
17*	17*	6	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd						
			Admin	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$4,080.00	\$1,020.00
			Reserve	\$390.00	\$390.00	\$390.00	\$390.00	\$1,560.00	\$390.00
			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00
Total aggregate of UOE 100			Owner Total	\$1,410.00	\$1,410.00	\$1,410.00	\$1,410.00	\$5,640.00	\$1,410.00

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 Unit 4D, 18 Main Street OSBORNE PARK WA 6017 Ph (08) 6285 8183 Fax

Owner Summary (01/10/2025-30/09/2026) - Residential Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
1*	1*	5	Ramon Tanchez and Anna Tanchez						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
2*	2*	5	Susan Morris						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
3*	3*	5	Chieu Thach						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
4*	4*	6	Steven Blyth and Sophie Pedersen						
			Admin	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
5*	5*	5	Kim Pervan						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
6*	6*	5	Melanie King						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00

Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Owner Summary (01/10/2025-30/09/2026) - Residential Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
7*	7*	5	William Ilic and Eloise McArthur						
			Admin	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$275.00	\$275.00	\$275.00	\$275.00	\$1,100.00	\$275.00
8*	8*	9	Michael Kirkwood and Leonie Debnam						
			Admin	\$495.00	\$495.00	\$495.00	\$495.00	\$1,980.00	\$495.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$495.00	\$495.00	\$495.00	\$495.00	\$1,980.00	\$495.00
9*	9*	8	Simon Dimmitt						
			Admin	\$440.00	\$440.00	\$440.00	\$440.00	\$1,760.00	\$440.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$440.00	\$440.00	\$440.00	\$440.00	\$1,760.00	\$440.00
10*	10*	7	Ross Miles-Cadman						
			Admin	\$385.00	\$385.00	\$385.00	\$385.00	\$1,540.00	\$385.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$385.00	\$385.00	\$385.00	\$385.00	\$1,540.00	\$385.00
11*	11*	6	Quoc Linh Phan and Thi Yen Vo						
			Admin	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
12*	12*	6	Oddbjorn Gjerde and Sinead Gjerde						
			Admin	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Owner Total	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00

Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Owner Summary (01/10/2025-30/09/2026) - Residential Lots

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2025	2nd Instalment 01/01/2026	3rd Instalment 01/04/2026	4th Instalment 01/07/2026	TOTAL (01/10/2025-30/09/2026)	Next Pre Issue 01/10/2026
13*	13*	6	Peter Flanagan						
			Admin	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00
			Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total aggregate of UOE 78			Owner Total	\$330.00	\$330.00	\$330.00	\$330.00	\$1,320.00	\$330.00

Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Contribution Summary (01/10/2025-30/09/2026)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
1	1	5	Ramon Sanchez and Anna Sanchez	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 31/12/2025							
2	2	5	Susan Morris	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 31/12/2025							
3	3	5	Chieu Thach	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 31/12/2025							
4	4	6	Steven Blyth and Sophie Pedersen	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$1,320.00	\$0.00	\$0.00
				Total	\$5,400.00	\$1,560.00	\$6,960.00
Paid to 31/12/2025							
5	5	5	Kim Pervan	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 31/12/2025							
6	6	5	Melanie King	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 31/12/2025							
7	7	5	William Ilic and Eloise McArthur	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$1,100.00	\$0.00	\$0.00
				Total	\$4,500.00	\$1,300.00	\$5,800.00
Paid to 30/09/2025							
8	8	9	Michael Kirkwood and Leonie Debnam	All Lots	\$6,120.00	\$2,340.00	\$0.00
				Residential Lots	\$1,980.00	\$0.00	\$0.00
				Total	\$8,100.00	\$2,340.00	\$10,440.00
Paid to 31/12/2025							

Dominion Strata Management
Accepted Budget for Strata Company 38785

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Contribution Summary (01/10/2025-30/09/2026)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
9	9	8	Simon Dimmitt	All Lots	\$5,440.00	\$2,080.00	\$0.00
				Residential Lots	\$1,760.00	\$0.00	\$0.00
				Total	\$7,200.00	\$2,080.00	\$9,280.00
Paid to 31/12/2025							
10	10	7	Ross Miles-Cadman	All Lots	\$4,760.00	\$1,820.00	\$0.00
				Residential Lots	\$1,540.00	\$0.00	\$0.00
				Total	\$6,300.00	\$1,820.00	\$8,120.00
Paid to 31/12/2025							
11	11	6	Quoc Linh Phan and Thi Yen Vo	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$1,320.00	\$0.00	\$0.00
				Total	\$5,400.00	\$1,560.00	\$6,960.00
Paid to 31/12/2025							
12	12	6	Oddbjorn Gjerde and Sinead Gjerde	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$1,320.00	\$0.00	\$0.00
				Total	\$5,400.00	\$1,560.00	\$6,960.00
Paid to 30/09/2025							
13	13	6	Peter Flanagan	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$1,320.00	\$0.00	\$0.00
				Total	\$5,400.00	\$1,560.00	\$6,960.00
Paid to 31/12/2025							
14	14	5	Cigmin Nominees Pty Ltd	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$0.00	\$0.00	\$0.00
				Total	\$3,400.00	\$1,300.00	\$4,700.00
Paid to 31/12/2025							
15	15	6	Centro Property Holdings Pty Ltd	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$0.00	\$0.00	\$0.00
				Total	\$4,080.00	\$1,560.00	\$5,640.00
Paid to 31/12/2025							
16	16	5	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	All Lots	\$3,400.00	\$1,300.00	\$0.00
				Residential Lots	\$0.00	\$0.00	\$0.00
				Total	\$3,400.00	\$1,300.00	\$4,700.00
Paid to 31/12/2025							

**Dominion Strata Management
Accepted Budget for Strata Company 38785**

7 CENTRO AVENUE, SUBIACO, 7 Centro Avenue SUBIACO

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

Contribution Summary (01/10/2025-30/09/2026)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
17	17	6	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	All Lots	\$4,080.00	\$1,560.00	\$0.00
				Residential Lots	\$0.00	\$0.00	\$0.00
				Total	\$4,080.00	\$1,560.00	\$5,640.00
Paid to 31/12/2025				Overall Total	\$85,160.00	\$26,000.00	\$111,160.00
				Schedule	UOE		
				All Lots	100		
				Residential Lots	78		

Dominion Strata Management

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

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Balance Sheet - S/Plan 38785
"7 CENTRO AVENUE, SUBIACO"
7 CENTRO AVENUE, SUBIACO, WA 6008
For the Financial Period 01/10/2024 to 30/09/2025
FINAL

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of Strata Plan 38785	\$121,731.17	\$39,969.57	\$161,700.74
<i>Macquarie Bank BSB: 186-300 Acc No: 245776828</i>			
Receivable	\$6,442.60	\$0.00	\$6,442.60
Total Assets	\$128,173.77	\$39,969.57	\$168,143.34
Liabilities			
Paid In Advance	\$13,345.00	\$4,030.00	\$17,375.00
Payable (GST Free)	\$1,588.60	\$0.00	\$1,588.60
Payable (Previous Agent)	\$184.44	\$0.00	\$184.44
Total Liabilities	\$15,118.04	\$4,030.00	\$19,148.04
Net Assets	\$113,055.73	\$35,939.57	\$148,995.30
Owners Funds			
Opening Balance	\$38,726.89	\$24,903.87	\$63,630.76
Transfer	\$14,000.00	\$(14,000.00)	\$0.00
Net Income For The Period	\$60,328.84	\$25,035.70	\$85,364.54
Total Owners Funds	\$113,055.73	\$35,939.57	\$148,995.30

Dominion Strata Management

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

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$128.74	\$0.00	\$32.07
Levy Income	\$83,412.00	\$83,412.00	\$74,695.70
Recovery - Owner	\$2,779.33	\$0.00	\$2,419.40
Section 110 Income	\$0.00	\$0.00	\$840.00
Special Levy Income	\$123,393.49	\$0.00	\$0.00
Synergy Subsidy	\$0.00	\$0.00	\$200.00
Total Administrative Fund Income	\$209,713.56	\$83,412.00	\$78,187.17

Expenses

ATO Compliance	\$33.00	\$275.00	\$110.00
Archive Storage	\$396.00	\$396.00	\$631.40
Building Improvements	\$0.00	\$3,000.00	\$0.00
Building Improvements - Lift Refurbishment	\$0.00	\$0.00	\$3,905.00
Cleaning - Common Area	\$8,716.00	\$8,000.00	\$8,277.00
Consultants	\$200.00	\$0.00	\$0.00
Creditor Compliance	\$0.00	\$0.00	\$220.00
Debt Recovery Expenses	\$0.00	\$0.00	\$66.00
Insurance Admin Fee	\$0.00	\$0.00	\$2,200.00
Insurance Excess	\$0.00	\$0.00	\$3,000.00
Insurance Premiums	\$19,838.84	\$22,750.00	\$18,269.90
Insurance Stamp Duty	\$1,703.16	\$2,100.00	\$1,707.10
Insurance Valuation	\$0.00	\$1,500.00	\$0.00
Key Register Administration	\$0.00	\$0.00	\$55.00
Landgate Lodgement Fees	\$210.30	\$420.00	\$0.00
Legal - By-laws & Resolutions	\$2,300.00	\$2,500.00	\$0.00
Lift Telephone	\$0.00	\$900.00	\$0.00
Maintenance - Auto Gate	\$2,788.50	\$4,000.00	\$0.00
Maintenance - Common Area General	\$33,166.80	\$17,000.00	\$6,933.73
Maintenance - Common Area Refurbishment	\$49,688.50	\$123,123.50	\$0.00
Maintenance - Concrete Repairs	\$0.00	\$0.00	\$7,645.00
Maintenance - Electrical	\$0.00	\$2,000.00	\$0.00
Maintenance - Fencing/Boundary Walls	\$6,446.00	\$0.00	\$0.00
Maintenance - Fire Services	\$5,750.31	\$3,500.00	\$3,050.94
Maintenance - Gardens	\$0.00	\$1,400.00	\$362.56
Maintenance - Lift	\$4,160.13	\$3,000.00	\$6,941.77
Management Fee - Non-standard	\$637.50	\$330.00	\$1,166.00

Dominion Strata Management

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

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Management Fee - Standard	\$5,756.10	\$5,500.00	\$4,566.63
Meeting Fee	\$892.50	\$330.00	\$374.00
Postage & Petties	\$107.62	\$150.00	\$101.09
Recoverable Expenses	\$0.00	\$0.00	\$2,421.60
Search Fees	\$63.20	\$40.00	\$94.80
Section 110 Fees	\$0.00	\$0.00	\$924.00
Software Maintenance	\$132.00	\$132.00	\$231.00
Utility - Electricity Usage - Common Area	\$2,703.77	\$5,750.00	\$3,257.50
Utility - Water Usage - Common Area	\$3,694.49	\$3,600.00	\$3,672.60
Total Administrative Fund Expenses	\$149,384.72	\$211,696.50	\$80,184.62
Administrative Fund Surplus/Deficit	\$60,328.84	\$(128,284.50)	\$(1,997.45)
Opening Balance for the period	\$38,726.89	\$0.00	\$40,724.34
Transfer	\$14,000.00	\$0.00	\$0.00
Closing Balance for the period	\$113,055.73	\$(128,284.50)	\$38,726.89

Dominion Strata Management

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

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Consolidated

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$35.70	\$0.00	\$7.55
Levy Income	\$25,000.00	\$25,000.00	\$20,628.80
Total Reserve Fund Income	\$25,035.70	\$25,000.00	\$20,636.35
Expenses			
Maintenance - Capital Expenses	\$0.00	\$0.00	\$10,367.50
Maintenance - Roof Access/Safety	\$0.00	\$0.00	\$9,388.50
Maintenance - Waterproofing	\$0.00	\$0.00	\$27,912.50
Total Reserve Fund Expenses	\$0.00	\$0.00	\$47,668.50
Reserve Fund Surplus/Deficit	\$25,035.70	\$25,000.00	\$(27,032.15)
Opening Balance for the period	\$24,903.87	\$0.00	\$51,936.02
Transfer	\$(14,000.00)	\$0.00	\$0.00
Closing Balance for the period	\$35,939.57	\$25,000.00	\$24,903.87

Dominion Strata Management

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

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Lot Positions Report - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Consolidated

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon Tanchez and Anna Tanchez	\$0.00	\$4,395.00	\$7,892.53	\$12,287.46	\$0.07	\$31.16
2	2	Susan Morris	\$1,020.00 CR	\$4,395.00	\$7,892.53	\$12,392.53	\$1,125.00 CR	\$0.00
3	3	Chieu Thach	\$1,020.00 CR	\$4,395.00	\$7,892.53	\$12,392.53	\$1,125.00 CR	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$5,274.00	\$12,250.37	\$17,524.37	\$0.00	\$0.00
5	5	Kim Pervan	\$1,020.00 CR	\$4,395.00	\$7,952.53	\$12,452.53	\$1,125.00 CR	\$0.00
6	6	Melanie King	\$1,020.00 CR	\$4,395.00	\$7,892.53	\$11,267.53	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$1,020.00	\$4,395.00	\$7,892.53	\$6,865.00	\$6,442.53	\$97.58
8	8	Michael Kirkwood and Leonie Debnam	\$1,836.00 CR	\$7,911.00	\$14,296.56	\$22,396.56	\$2,025.00 CR	\$0.00
9	9	Simon Dimmitt	\$1,632.00 CR	\$7,032.00	\$12,628.05	\$19,828.05	\$1,800.00 CR	\$0.00
10	10	Ross Miles-Cadman	\$1,428.00 CR	\$6,153.00	\$11,049.54	\$17,349.54	\$1,575.00 CR	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$5,274.00	\$9,471.04	\$16,095.04	\$1,350.00 CR	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$1,224.00 CR	\$5,274.00	\$9,602.04	\$13,652.04	\$0.00	\$0.00
13	13	Peter Flanagan	\$1,224.00 CR	\$5,274.00	\$9,471.04	\$14,871.04	\$1,350.00 CR	\$0.00
14	14	Cigmin Nominees Pty Ltd	\$825.00 CR	\$3,375.00	\$0.00	\$3,400.00	\$850.00 CR	\$0.00
15	15	Centro Property Holdings Pty Ltd	\$990.00 CR	\$4,050.00	\$0.00	\$4,080.00	\$1,020.00 CR	\$0.00
16	16	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$825.00 CR	\$3,375.00	\$0.00	\$2,550.00	\$0.00	\$0.00
17	17	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$990.00 CR	\$4,050.00	\$0.00	\$3,060.00	\$0.00	\$0.00
Administrative Fund Totals			\$-14,034.00	\$83,412.00	\$126,183.82	\$202,464.22	\$-6,902.40	\$128.74
							Administrative Fund Arrears	\$6,442.60
							Administrative Fund Advances	\$13,345.00

Dominion Strata Management

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

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Lot Positions Report - S/Plan 38785 "7 CENTRO AVENUE, SUBIACO" 7 CENTRO AVENUE, SUBIACO, WA 6008 For the Financial Period 01/10/2024 to 30/09/2025 FINAL

Consolidated

Reserve Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon Tanchez and Anna Tanchez	\$0.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00	\$8.91
2	2	Susan Morris	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
3	3	Chieu Thach	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$0.00
5	5	Kim Pervan	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
6	6	Melanie King	\$275.00 CR	\$1,250.00	\$0.00	\$975.00	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$275.00	\$1,250.00	\$0.00	\$1,525.00	\$0.00	\$26.79
8	8	Michael Kirkwood and Leonie Debnam	\$495.00 CR	\$2,250.00	\$0.00	\$2,340.00	\$585.00 CR	\$0.00
9	9	Simon Dimmitt	\$440.00 CR	\$2,000.00	\$0.00	\$2,080.00	\$520.00 CR	\$0.00
10	10	Ross Miles-Cadman	\$385.00 CR	\$1,750.00	\$0.00	\$1,820.00	\$455.00 CR	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$1,500.00	\$0.00	\$1,890.00	\$390.00 CR	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$330.00 CR	\$1,500.00	\$0.00	\$1,170.00	\$0.00	\$0.00
13	13	Peter Flanagan	\$330.00 CR	\$1,500.00	\$0.00	\$1,560.00	\$390.00 CR	\$0.00
14	14	Cigmin Nominees Pty Ltd	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
15	15	Centro Property Holdings Pty Ltd	\$330.00 CR	\$1,500.00	\$0.00	\$1,560.00	\$390.00 CR	\$0.00
16	16	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$275.00 CR	\$1,250.00	\$0.00	\$975.00	\$0.00	\$0.00
17	17	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$330.00 CR	\$1,500.00	\$0.00	\$1,170.00	\$0.00	\$0.00
Reserve Fund Totals			\$-4,015.00	\$25,000.00	\$0.00	\$25,015.00	\$-4,030.00	\$35.70
							Reserve Fund Arrears	\$0.00
							Reserve Fund Advances	\$4,030.00

Dominion Strata Management

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

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Balance Sheet - S/Plan 38785
"7 CENTRO AVENUE, SUBIACO"
7 CENTRO AVENUE, SUBIACO, WA 6008
For the Financial Period 01/10/2024 to 30/09/2025
FINAL

All Lots

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of Strata Plan 38785	\$38,880.93	\$39,969.57	\$78,850.50
<i>Macquarie Bank BSB: 186-300 Acc No: 245776828</i>			
Total Assets	\$38,880.93	\$39,969.57	\$78,850.50
Liabilities			
Paid In Advance	\$10,540.00	\$4,030.00	\$14,570.00
Payable (GST Free)	\$1,588.60	\$0.00	\$1,588.60
Payable (Previous Agent)	\$184.44	\$0.00	\$184.44
Total Liabilities	\$12,313.04	\$4,030.00	\$16,343.04
Net Assets	\$26,567.89	\$35,939.57	\$62,507.46
Owners Funds			
Opening Balance	\$40,414.29	\$24,903.87	\$65,318.16
Transfer	\$14,000.00	\$(14,000.00)	\$0.00
Net Income For The Period	\$(27,846.40)	\$25,035.70	\$(2,810.70)
Total Owners Funds	\$26,567.89	\$35,939.57	\$62,507.46

Dominion Strata Management

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$99.69	\$0.00	\$26.73
Levy Income	\$67,500.00	\$67,500.00	\$63,611.90
Recovery - Owner	\$0.00	\$0.00	\$2,419.40
Section 110 Income	\$0.00	\$0.00	\$840.00
Special Levy Income	\$90.00	\$0.00	\$0.00
Synergy Subsidy	\$0.00	\$0.00	\$200.00
Total Administrative Fund Income	\$67,689.69	\$67,500.00	\$67,098.03
Expenses			
ATO Compliance	\$33.00	\$275.00	\$110.00
Archive Storage	\$396.00	\$396.00	\$631.40
Cleaning - Common Area	\$8,716.00	\$8,000.00	\$8,277.00
Consultants	\$200.00	\$0.00	\$0.00
Creditor Compliance	\$0.00	\$0.00	\$220.00
Debt Recovery Expenses	\$0.00	\$0.00	\$66.00
Insurance Admin Fee	\$0.00	\$0.00	\$2,200.00
Insurance Excess	\$0.00	\$0.00	\$3,000.00
Insurance Premiums	\$19,838.84	\$22,750.00	\$18,269.90
Insurance Stamp Duty	\$1,703.16	\$2,100.00	\$1,707.10
Insurance Valuation	\$0.00	\$1,500.00	\$0.00
Key Register Administration	\$0.00	\$0.00	\$55.00
Landgate Lodgement Fees	\$210.30	\$420.00	\$0.00
Legal - By-laws & Resolutions	\$2,300.00	\$2,500.00	\$0.00
Maintenance - Auto Gate	\$2,788.50	\$4,000.00	\$0.00
Maintenance - Common Area General	\$33,166.80	\$17,000.00	\$6,933.73
Maintenance - Concrete Repairs	\$0.00	\$0.00	\$7,645.00
Maintenance - Electrical	\$0.00	\$2,000.00	\$0.00
Maintenance - Fencing/Boundary Walls	\$6,446.00	\$0.00	\$0.00
Maintenance - Fire Services	\$5,750.31	\$3,500.00	\$3,050.94
Management Fee - Non-standard	\$637.50	\$330.00	\$1,166.00
Management Fee - Standard	\$5,756.10	\$5,500.00	\$4,566.63
Meeting Fee	\$892.50	\$330.00	\$374.00
Postage & Petties	\$107.62	\$150.00	\$101.09
Recoverable Expenses	\$0.00	\$0.00	\$575.60
Search Fees	\$63.20	\$40.00	\$94.80
Section 110 Fees	\$0.00	\$0.00	\$924.00

Dominion Strata Management

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

All Lots

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Software Maintenance	\$132.00	\$132.00	\$231.00
Utility - Electricity Usage - Common Area	\$2,703.77	\$5,750.00	\$3,257.50
Utility - Water Usage - Common Area	\$3,694.49	\$3,600.00	\$3,672.60
Total Administrative Fund Expenses	\$95,536.09	\$80,273.00	\$67,129.29
Administrative Fund Surplus/Deficit	\$(27,846.40)	\$(12,773.00)	\$(31.26)
Opening Balance for the period	\$40,414.29	\$0.00	\$42,223.35
Transfer	\$14,000.00	\$0.00	\$0.00
Closing Balance for the period	\$26,567.89	\$(12,773.00)	\$42,192.09

Dominion Strata Management

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO" 7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Reserve Fund	All Lots		
	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$35.70	\$0.00	\$7.55
Levy Income	\$25,000.00	\$25,000.00	\$20,628.80
Total Reserve Fund Income	\$25,035.70	\$25,000.00	\$20,636.35
Expenses			
Maintenance - Capital Expenses	\$0.00	\$0.00	\$10,367.50
Maintenance - Roof Access/Safety	\$0.00	\$0.00	\$9,388.50
Maintenance - Waterproofing	\$0.00	\$0.00	\$27,912.50
Total Reserve Fund Expenses	\$0.00	\$0.00	\$47,668.50
Reserve Fund Surplus/Deficit	\$25,035.70	\$25,000.00	\$(27,032.15)
Opening Balance for the period	\$24,903.87	\$0.00	\$51,936.02
Transfer	\$(14,000.00)	\$0.00	\$0.00
Closing Balance for the period	\$35,939.57	\$25,000.00	\$24,903.87

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Lot Positions Report - S/Plan 38785 "7 CENTRO AVENUE, SUBIACO" 7 CENTRO AVENUE, SUBIACO, WA 6008 For the Financial Period 01/10/2024 to 30/09/2025 FINAL

All Lots

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon Tanchez and Anna Tanchez	\$0.00	\$3,375.00	\$0.00	\$3,375.00	\$0.00	\$23.31
2	2	Susan Morris	\$825.00 CR	\$3,375.00	\$0.00	\$3,400.00	\$850.00 CR	\$0.00
3	3	Chieu Thach	\$825.00 CR	\$3,375.00	\$0.00	\$3,400.00	\$850.00 CR	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$4,050.00	\$0.00	\$4,050.00	\$0.00	\$0.00
5	5	Kim Pervan	\$825.00 CR	\$3,375.00	\$0.00	\$3,400.00	\$850.00 CR	\$0.00
6	6	Melanie King	\$825.00 CR	\$3,375.00	\$0.00	\$2,550.00	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$1,020.00	\$3,375.00	\$0.00	\$4,395.00	\$0.00	\$76.38
8	8	Michael Kirkwood and Leonie Debnam	\$1,485.00 CR	\$6,075.00	\$90.00	\$6,210.00	\$1,530.00 CR	\$0.00
9	9	Simon Dimmitt	\$1,320.00 CR	\$5,400.00	\$0.00	\$5,440.00	\$1,360.00 CR	\$0.00
10	10	Ross Miles-Cadman	\$1,155.00 CR	\$4,725.00	\$0.00	\$4,760.00	\$1,190.00 CR	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$4,050.00	\$0.00	\$5,070.00	\$1,020.00 CR	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$990.00 CR	\$4,050.00	\$11.00	\$3,071.00	\$0.00	\$0.00
13	13	Peter Flanagan	\$990.00 CR	\$4,050.00	\$0.00	\$4,080.00	\$1,020.00 CR	\$0.00
14	14	Cigmin Nominees Pty Ltd	\$825.00 CR	\$3,375.00	\$0.00	\$3,400.00	\$850.00 CR	\$0.00
15	15	Centro Property Holdings Pty Ltd	\$990.00 CR	\$4,050.00	\$0.00	\$4,080.00	\$1,020.00 CR	\$0.00
16	16	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$825.00 CR	\$3,375.00	\$0.00	\$2,550.00	\$0.00	\$0.00
17	17	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$990.00 CR	\$4,050.00	\$0.00	\$3,060.00	\$0.00	\$0.00
Administrative Fund Totals			\$-11,850.00	\$67,500.00	\$101.00	\$66,291.00	\$-10,540.00	\$99.69
							Administrative Fund Arrears	\$0.00
							Administrative Fund Advances	\$10,540.00

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Lot Positions Report - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

All Lots

Reserve Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon Tanchez and Anna Tanchez	\$0.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00	\$8.91
2	2	Susan Morris	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
3	3	Chieu Thach	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$0.00
5	5	Kim Pervan	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
6	6	Melanie King	\$275.00 CR	\$1,250.00	\$0.00	\$975.00	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$275.00	\$1,250.00	\$0.00	\$1,525.00	\$0.00	\$26.79
8	8	Michael Kirkwood and Leonie Debnam	\$495.00 CR	\$2,250.00	\$0.00	\$2,340.00	\$585.00 CR	\$0.00
9	9	Simon Dimmitt	\$440.00 CR	\$2,000.00	\$0.00	\$2,080.00	\$520.00 CR	\$0.00
10	10	Ross Miles-Cadman	\$385.00 CR	\$1,750.00	\$0.00	\$1,820.00	\$455.00 CR	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$1,500.00	\$0.00	\$1,890.00	\$390.00 CR	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$330.00 CR	\$1,500.00	\$0.00	\$1,170.00	\$0.00	\$0.00
13	13	Peter Flanagan	\$330.00 CR	\$1,500.00	\$0.00	\$1,560.00	\$390.00 CR	\$0.00
14	14	Cigmin Nominees Pty Ltd	\$275.00 CR	\$1,250.00	\$0.00	\$1,300.00	\$325.00 CR	\$0.00
15	15	Centro Property Holdings Pty Ltd	\$330.00 CR	\$1,500.00	\$0.00	\$1,560.00	\$390.00 CR	\$0.00
16	16	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$275.00 CR	\$1,250.00	\$0.00	\$975.00	\$0.00	\$0.00
17	17	Diane and Garry Anderson, Frank and Angela Seow, Shaftesbury Holdings Pty Ltd	\$330.00 CR	\$1,500.00	\$0.00	\$1,170.00	\$0.00	\$0.00
Reserve Fund Totals			\$-4,015.00	\$25,000.00	\$0.00	\$25,015.00	\$-4,030.00	\$35.70
							Reserve Fund Arrears	\$0.00
							Reserve Fund Advances	\$4,030.00

Dominion Strata Management

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

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Balance Sheet - S/Plan 38785 "7 CENTRO AVENUE, SUBIACO" 7 CENTRO AVENUE, SUBIACO, WA 6008 For the Financial Period 01/10/2024 to 30/09/2025 FINAL

Residential Lots

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of Strata Plan 38785	\$82,850.24	\$0.00	\$82,850.24
<i>Macquarie Bank BSB: 186-300 Acc No: 245776828</i>			
Receivable	\$6,442.60	\$0.00	\$6,442.60
Total Assets	\$89,292.84	\$0.00	\$89,292.84
Liabilities			
Paid In Advance	\$2,805.00	\$0.00	\$2,805.00
Total Liabilities	\$2,805.00	\$0.00	\$2,805.00
Net Assets	\$86,487.84	\$0.00	\$86,487.84
Owners Funds			
Opening Balance	\$(1,687.40)	\$0.00	\$(1,687.40)
Net Income For The Period	\$88,175.24	\$0.00	\$88,175.24
Total Owners Funds	\$86,487.84	\$0.00	\$86,487.84

Dominion Strata Management

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

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Residential Lots

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$29.05	\$0.00	\$5.34
Levy Income	\$15,912.00	\$15,912.00	\$11,083.80
Recovery - Owner	\$2,779.33	\$0.00	\$0.00
Special Levy Income	\$123,303.49	\$0.00	\$0.00
Total Administrative Fund Income	\$142,023.87	\$15,912.00	\$11,089.14
Expenses			
Building Improvements	\$0.00	\$3,000.00	\$0.00
Building Improvements - Lift Refurbishment	\$0.00	\$0.00	\$3,905.00
Lift Telephone	\$0.00	\$900.00	\$0.00
Maintenance - Common Area Refurbishment	\$49,688.50	\$123,123.50	\$0.00
Maintenance - Gardens	\$0.00	\$1,400.00	\$362.56
Maintenance - Lift	\$4,160.13	\$3,000.00	\$6,941.77
Recoverable Expenses	\$0.00	\$0.00	\$1,846.00
Total Administrative Fund Expenses	\$53,848.63	\$131,423.50	\$13,055.33
Administrative Fund Surplus/Deficit	\$88,175.24	\$(115,511.50)	\$(1,966.19)
Opening Balance for the period	\$(1,687.40)	\$0.00	\$(1,499.01)
Closing Balance for the period	\$86,487.84	\$(115,511.50)	\$(3,465.20)

Dominion Strata Management

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Income and Expenditure Statement - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Residential Lots

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Reserve Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Reserve Fund Expenses	\$0.00	\$0.00	\$0.00
Reserve Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00
Opening Balance for the period	\$0.00	\$0.00	\$0.00
Closing Balance for the period	\$0.00	\$0.00	\$0.00

Dominion Strata Management

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

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Lot Positions Report - S/Plan 38785 "7 CENTRO AVENUE, SUBIACO" 7 CENTRO AVENUE, SUBIACO, WA 6008 For the Financial Period 01/10/2024 to 30/09/2025 FINAL

Residential Lots

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon T Sanchez and Anna T Sanchez	\$0.00	\$1,020.00	\$7,892.53	\$8,912.46	\$0.07	\$7.85
2	2	Susan Morris	\$195.00 CR	\$1,020.00	\$7,892.53	\$8,992.53	\$275.00 CR	\$0.00
3	3	Chieu Thach	\$195.00 CR	\$1,020.00	\$7,892.53	\$8,992.53	\$275.00 CR	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$1,224.00	\$12,250.37	\$13,474.37	\$0.00	\$0.00
5	5	Kim Pervan	\$195.00 CR	\$1,020.00	\$7,952.53	\$9,052.53	\$275.00 CR	\$0.00
6	6	Melanie King	\$195.00 CR	\$1,020.00	\$7,892.53	\$8,717.53	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$0.00	\$1,020.00	\$7,892.53	\$2,470.00	\$6,442.53	\$21.20
8	8	Michael Kirkwood and Leonie Debnam	\$351.00 CR	\$1,836.00	\$14,206.56	\$16,186.56	\$495.00 CR	\$0.00
9	9	Simon Dimmitt	\$312.00 CR	\$1,632.00	\$12,628.05	\$14,388.05	\$440.00 CR	\$0.00
10	10	Ross Miles-Cadman	\$273.00 CR	\$1,428.00	\$11,049.54	\$12,589.54	\$385.00 CR	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$1,224.00	\$9,471.04	\$11,025.04	\$330.00 CR	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$234.00 CR	\$1,224.00	\$9,591.04	\$10,581.04	\$0.00	\$0.00
13	13	Peter Flanagan	\$234.00 CR	\$1,224.00	\$9,471.04	\$10,791.04	\$330.00 CR	\$0.00
Administrative Fund Totals			\$-2,184.00	\$15,912.00	\$126,082.82	\$136,173.22	\$3,637.60	\$29.05
					Administrative Fund Arrears	\$6,442.60		
					Administrative Fund Advances	\$2,805.00		

Dominion Strata Management

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

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Lot Positions Report - S/Plan 38785

"7 CENTRO AVENUE, SUBIACO"

7 CENTRO AVENUE, SUBIACO, WA 6008

For the Financial Period 01/10/2024 to 30/09/2025

FINAL

Residential Lots

Reserve Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Ramon T Sanchez and Anna T Sanchez	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	2	Susan Morris	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	3	Chieu Thach	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	4	Steven Blyth and Sophie Pedersen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	5	Kim Pervan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	6	Melanie King	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	7	William Ilic and Eloise McArthur	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	8	Michael Kirkwood and Leonie Debnam	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	9	Simon Dimmitt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	10	Ross Miles-Cadman	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	11	Quoc Linh Phan and Thi Yen Vo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	12	Oddbjorn Gjerde and Sinead Gjerde	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	13	Peter Flanagan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Fund Totals			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							Reserve Fund Arrears	\$0.00
							Reserve Fund Advances	\$0.00