

The Owners of Strata Scheme 8032

201 Royal Street, Yokine WA 6060

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:	02/10/2025
Time:	05.00pm
Meeting Close Time:	06.03pm

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 8032

201 Royal Street, Yokine WA 6060



Preliminary Matters

1. Appointment of Chairperson for the meeting

It was resolved by the meeting that Nigel Jenkins be appointed to the Chair and he acted as Chairperson throughout the meeting.

2. The Chairperson confirmed the following attendance.

2.1. Owners and Proxies Present

Matthew Walters	Lot 4	
Cristiane Luz De Lima	Lot 7	
Sandra McGhie	Lot 10	Via Videoconference

2.2. Proxies

Agnes Chu	Lot 3	To Chairperson
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2.3. Non-owners Present by Invitation

Nigel Jenkins	Dominion Strata Management
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2.4. Apologies

Agnes Chu	Lot 3
Rebecca Traub	Lot 9

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 three (3) Owners.

Moved: M Walters

Seconded: S McGhie

The Chairperson declared the motion carried

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

Matthew Walters	Lot 4
Cristiane Luz De Lima	Lot 7
Sandra McGhie	Lot 10

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

5. Consideration of Statement of Accounts

Motion Under Notice - that the statement of accounts for the period of 01/08/2024 to 31/07/2025 showing a Cash at Bank balance of **\$13,601.00** and Net Assets of **\$14,310.97** be adopted as presented.

Moved: S McGhie

Seconded: C Luz De Lima

The Chairperson declared the motion carried

6. Insurance Commission Informed Consent

Motion Under Notice – that the Strata Company provides informed consent for Lync Insurance Brokers as the insurance broker, and Dominion Strata Management as an Authorised Representative of the insurance broker to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy.

The Strata Company acknowledges that:

- Insurance commissions on strata insurance products are a maximum of 20% of the base premium (excluding taxes, levies and charges), and this commission is paid by the insurer to the broker for services including, but not limited to, risk placement, advice, claims management and support and administrative services.
- A portion of this commission may be shared with Dominion Strata Management as an Authorised Representative of the broker.

- The exact amount or percentage of commission payable will be disclosed in the Insurance Report provided with each renewal or quotation.
- It is a statutory requirement that the client's consent must be obtained before the payment of an insurance commission. Once provided, informed consent is irrevocable.
- This consent enables the broker and its Authorised Representative to continue obtaining insurance quotations on a gross (commission-inclusive) basis, which may provide broader access to insurers and simplified premium payment terms.

The Strata Company further authorises Dominion Strata Management to retain records of this consent on behalf of the scheme for compliance with ASIC regulatory requirements.

Moved: M Walters **Seconded: C Luz De Lima**

The Chairperson declared the motion carried

7. 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 13/11/2025, 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: C Luz De Lima **Seconded: S McGhie**

The Chairperson declared the motion carried

8. 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: S McGhie **Seconded: M Walters**

The Chairperson declared the motion defeated

9. 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: C Luz De Lima

Seconded: S McGhie

The Chairperson declared the motion carried

Special Business

10. Adoption of Standing Orders

Motion Under Notice - that the Strata Company adopts the Standing Orders for the conduct of General Meetings, as attached to, and forming part of the notice of Meeting. This resolution will remain in force until such time as it is amended or rescinded via Ordinary Resolution at a General Meeting.

Moved: M Walters

Seconded: C Luz De Lima

The Chairperson declared the motion carried

11. Adoption of Debt Collection Policy

Motion Under Notice - that the Strata Company adopts the Debt Collection Policy, as attached to, and forming part of the notice of Meeting. This resolution will remain in force until such time as it is amended or rescinded via Ordinary Resolution at a General Meeting.

Moved: C Luz De Lima

Seconded: S McGhie

The Chairperson declared the motion carried

12. Confirmation of Previous Minutes

Motion Under Notice – that the previously circulated minutes of the Annual General Meeting held on 15/10/2024 be accepted as a true and accurate record of the proceedings and entered into the strata company's records.

Moved: S McGhie

Seconded: M Walters

The Chairperson declared the motion carried

13. Consideration of Administrative Fund Expenditure Estimates

Motion Under Notice - that the Administrative Fund Expenditure estimates for the period of 01/10/2025 to 30/09/2026 for the sum of **\$31,831.50** 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: S McGhie

Seconded: M Walters

The Chairperson declared the motion carried

14. Consideration of Reserve Fund Contributions

Motion Under Notice - that the Reserve Fund contributions for the period of 01/10/2025 to 30/09/2026 of **\$5,000.00** 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 Luz De Lima

Seconded: S McGhie

The Chairperson declared the motion carried

15. 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
\$7,975.03	01/10/2025 – 31/12/2025	01/10/2025 – Pre-issued
\$8,608.32	01/01/2026 – 31/03/2026	01/01/2026
\$11,608.25	01/04/2026 – 30/06/2026	01/04/2026
\$8,608.32	01/07/2026 – 30/09/2026	01/07/2026

\$10,450.07	01/10/2026 – 31/12/2026	01/10/2026 – Pre-issue
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to raise a total of **\$36,799.92** 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 01/10/2026, with an adjustment to be made in accordance with the approved budget of the next levy year.

Amended Motion – that the wording of the motion be changed to read; 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
\$7,975.03	01/10/2025 – 31/12/2025	01/10/2025 – Pre-issued
\$9,608.35	01/01/2026 – 31/03/2026	01/01/2026
\$9,608.35	01/04/2026 – 30/06/2026	01/04/2026
\$9,608.27	01/07/2026 – 30/09/2026	01/07/2026
\$9,200.00	01/10/2026 – 31/12/2026	01/10/2026 – Pre-issue

to raise a total of **\$36,800.00** 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 01/10/2026, with an adjustment to be made in accordance with the approved budget of the next levy year.

Moved:	M Walters	Seconded:	S McGhie
<i>The Chairperson declared the amendment carried</i>			

Substantive Motion – it was put to the meeting 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
\$7,975.03	01/10/2025 – 31/12/2025	01/10/2025 – Pre-issued
\$9,608.35	01/01/2026 – 31/03/2026	01/01/2026
\$9,608.35	01/04/2026 – 30/06/2026	01/04/2026

18. 10 Year Plan

Motion Under Notice – that the 10 Year Plan prepared by Acumentis Pty Ltd dated 12/10/2022 be adopted by the strata company in accordance with section 100 (2A) of the Act. This 10 Year Plan is required to be revised in 5 years' time, being circa October 2027, and is to be extended to cover the 10 years following the revision.

Moved: C Luz De Lima

Seconded: M Walters

The Chairperson declared the motion carried

19. Proposed Schedule 1 By-law – Financial year

Motion Under Notice - that by resolution without dissent, the voting period for which shall open on the date of the meeting in which this proposed motion is an item of business and shall close 28 days thereafter, the strata company resolves to add the Schedule 1 Governance By-law outlined in Annexure A to its Scheme By-laws (renumbered as appropriate, including cross references within), and the strata company authorises the strata manager to execute and lodge any required forms in accordance with authority conferred under section 118 of the Strata Titles Act 1985 in relation to the lodgement of the by-law at Landgate.

Moved: M Walters

Seconded: S McGhie

Votes For 4

Votes Against 0

Resolution outcome was determined in accordance with section 121 of the Strata Titles Act 1985. The Chairperson declared that no votes against the motion were cast at the meeting. The voting period remained open for 28 days and no further votes were received during the voting period.

Motion Carried

20. Proposed Schedule 1 By-law – Cost Recovery

Motion Under Notice - that by resolution without dissent, the voting period for which shall open on the date of the meeting in which this proposed motion is an item of business and shall close 28 days thereafter, the strata company resolves to add the Schedule 1 Governance By-law outlined in Annexure B to its Scheme By-laws (renumbered as appropriate, including cross references within), and the strata company authorises the strata manager to execute and lodge any required forms in accordance with authority conferred under section 118 of the Strata Titles Act 1985 in relation to the lodgement of the by-law at Landgate.

Moved:	S McGhie	Seconded:	M Walters
Votes For	4		
Votes Against	0		

Resolution outcome was determined in accordance with section 121 of the Strata Titles Act 1985. The Chairperson declared that no votes against the motion were cast at the meeting. The voting period remained open for 28 days and no further votes were received during the voting period.

Motion Carried

21. Proposed Schedule 1 By-law – Insurance Excess

Motion Under Notice - that by resolution without dissent, the voting period for which shall open on the date of the meeting in which this proposed motion is an item of business and shall close 28 days thereafter, the strata company resolves to add the Schedule 1 Governance By-law outlined in Annexure C to its Scheme By-laws (renumbered as appropriate, including cross references within), and the strata company authorises the strata manager to execute and lodge any required forms in accordance with authority conferred under section 118 of the Strata Titles Act 1985 in relation to the lodgement of the by-law at Landgate.

Moved:	M Walters	Seconded:	C Luz De Lima
Votes For	4		
Votes Against	0		

Resolution outcome was determined in accordance with section 121 of the Strata Titles Act 1985. The Chairperson declared that no votes against the motion were cast at the meeting. The voting period remained open for 28 days and no further votes were received during the voting period.

Motion Carried

22. Proposed Schedule 1 By-law – Approval Costs - Owner Applications to Strata Company

Motion Under Notice - that by resolution without dissent, the voting period for which shall open on the date of the meeting in which this proposed motion is an item of business and shall close 28 days thereafter, the strata company resolves to add the Schedule 1 Governance By-law outlined in Annexure D to its Scheme By-laws (renumbered as appropriate, including cross references within), and the strata company authorises the strata manager to execute and lodge any required forms in accordance with authority conferred under section 118 of the Strata Titles Act 1985 in relation to the lodgement of the by-law at Landgate.

Moved:	S MCGhie	Seconded:	C Luz De Lima
Votes For	4		
Votes Against	0		

Resolution outcome was determined in accordance with section 121 of the Strata Titles Act 1985. The Chairperson declared that no votes against the motion were cast at the meeting. The voting period remained open for 28 days and no further votes were received during the voting period.

Motion Carried

23. Change of Address for Service

Motion Under Notice – that the strata company authorises the change of its address for service to that of the strata manager being:

C/- Dominion Strata Management PO Box 8119, Subiaco East WA 6008

and in performing this task, the strata company authorises the strata manager to execute and lodge any required forms in accordance with authority conferred under section 118 of the Strata Titles Act 1985.

Moved: C Luz De Lima

Seconded: M Walters

The Chairperson declared the motion carried

24. Matters Without Notice for Discussion and Referral to the Council of Owners

- **Water Corporation**

The Strata Manager was requested to send copies of recent Water Corp invoices to the Strata Council members, to investigate where the bill amounts have spiked up.

- **10 Year Reserve Fund Plan**

The Strata Manager was requested to forward a copy of the 10 Year Plan to the Strata Council members, for their review & forward planning.

- The Strata Manager provided an update of the following pending items;

- **Lot 4 Roof leak & ceiling damage**

Shapers Property Services have completed the roof repairs & are forwarding an invoice. Shapers will also send us a quote for the ceiling damage.

Matt, from lot 4, advised that he would consider the quote upon receipt, but my wait until he was ready to decorate the inside of his unit.

- **Lot 4 Window frames**

25/08/2025, quote request sent to Perth Window & Door Replacement. Follow up sent on 2/09 & 2/10, but no response to date.

- **Lot 1 Roof timber repairs**

16/07/2025, quote request sent to Shapers Property Services, follow up 2/10.

- The following maintenance issues required attention;
 - Brick walls with fretting mortar; Lot 10, front wall; dividing walls between lots 3 & 4 and 7 & 8 (these could be replaced with Colorbond fencing.
 - Soakwell at rear of driveway is very full & require clearance to stop it flooding during winter.

25. 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: M Walters

Seconded: S McGhie

The Chairperson declared the motion carried

26. Close of Meeting

There being no further business the meeting was declared closed at 6.03pm.

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

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Name: Nigel Jenkins

Date: 04/11/2025

Chairperson of the Meeting

Dominion Strata Management

Accepted Budget for Strata Company 8032

201 ROYAL STREET YOKINE, 201 Royal Street YOKINE

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

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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	\$42.71	\$0.00
Levy Income	\$31,800.00	\$23,900.40	\$23,900.00
Section 110 Income	\$0.00	\$1,120.00	\$0.00
Transfer From Reserve	\$7,500.00	\$0.00	\$0.00
Transfer from Sinking Fund	\$0.00	\$5,000.00	\$5,000.00

Total Admin Fund Income

	\$39,300.00	\$30,063.11	\$28,900.00
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Expense

ATO Compliance	\$275.00	\$0.00	\$495.00
Archive Storage	\$132.00	\$93.50	\$66.00
Cleaning - Gutters	\$425.00	\$425.00	\$425.00
Insurance Premiums	\$9,750.00	\$8,862.00	\$9,312.00
Landgate Lodgement Fees	\$433.00	\$0.00	\$0.00
Legal - By-laws & Resolutions	\$2,000.00	\$0.00	\$0.00
Maintenance - General Repairs	\$2,000.00	\$2,251.00	\$2,000.00
Maintenance - Lawns & Gardens	\$2,400.00	\$2,288.00	\$2,400.00
Maintenance - Pest Control	\$1,192.00	\$1,797.00	\$1,100.00
Maintenance - Plumbing	\$3,000.00	\$5,353.62	\$0.00
Maintenance - Reticulation	\$500.00	\$664.00	\$400.00
Management Fee - Non-standard	\$200.00	\$11.00	\$0.00
Management Fee - Standard	\$3,062.50	\$2,995.74	\$3,018.00
Meeting Fee	\$330.00	\$250.00	\$250.00
Postage & Petties	\$0.00	\$128.31	\$220.00
Section 110 Fees	\$0.00	\$868.00	\$0.00
Software Maintenance	\$132.00	\$55.00	\$0.00
Utility - Electricity Usage - Common Area	\$0.00	\$0.00	\$200.00
Utility - Water Usage - Common Area	\$6,000.00	\$6,528.10	\$4,000.00

Total Admin Fund Expense

	\$31,831.50	\$32,570.27	\$23,886.00
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TOTAL ADMIN LEVY INCOME

	\$31,800.00	\$23,900.40	\$23,900.00
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TOTAL ADMIN BUDGET

	\$31,800.00		\$23,900.00
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Opening Balance as at 01/08/2025	\$(7,438.34)
ADD: Total Proposed Income	\$39,300.00
LESS: Total Proposed Expenses	\$31,831.50
Estimated Closing Balance as at 31/07/2026	\$30.16

Proposed New Admin Levies from 01/01/2026	\$25,825.00
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Dominion Strata Management
Accepted Budget for Strata Company 8032

201 ROYAL STREET YOKINE, 201 Royal Street YOKINE

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

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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	\$1.75	\$0.00
Levy Income	\$5,000.00	\$4,000.10	\$5,000.00
Transfer to Admin	\$(7,500.00)	\$0.00	\$0.00

Total Reserve Fund Income

\$(2,500.00)	\$4,001.85	\$5,000.00
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Expense

Admin--Transfer to Admin Fund	\$0.00	\$5,000.00	\$5,000.00
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Total Reserve Fund Expense

\$0.00	\$5,000.00	\$5,000.00
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TOTAL RESERVE LEVY INCOME

\$5,000.00	\$4,000.10	\$5,000.00
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TOTAL RESERVE BUDGET

\$5,000.00		\$5,000.00
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Opening Balance as at 01/08/2025	\$21,749.31
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ADD: Total Proposed Income	\$(2,500.00)
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LESS: Total Proposed Expenses	\$0.00
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Estimated Closing Balance as at 31/07/2026	\$19,249.31
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Proposed New Reserve Levies from 01/01/2026	\$2,999.95
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Dominion Strata Management
Accepted Budget for Strata Company 8032

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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	\$31,800.00	\$5,974.97	\$8,608.32	\$8,608.32	\$8,608.32	\$31,799.93	\$7,950.03
Reserve Fund	\$5,000.00	\$2,000.06	\$999.98	\$999.98	\$999.98	\$5,000.00	\$2,500.04
Contribution Schedule Total	\$36,800.00	\$7,975.03	\$9,608.30	\$9,608.30	\$9,608.30	\$36,799.93	\$10,450.07
Amount to Collect	\$36,800.00	\$7,975.03	\$9,608.30	\$9,608.30	\$9,608.30	\$36,799.93	\$10,450.07

Dominion Strata Management
Accepted Budget for Strata Company 8032

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

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 72

Due Date	Levy Period	Admin	Reserve	Total
01/10/2025	01/10/2025 - 31/12/2025	\$82.99	\$27.78	\$110.76 Pre Issued
01/01/2026	01/01/2026 - 31/03/2026	\$119.56	\$13.89	\$133.45
01/04/2026	01/04/2026 - 30/06/2026	\$119.56	\$13.89	\$133.45
01/07/2026	01/07/2026 - 30/09/2026	\$119.56	\$13.89	\$133.45
Financial Year Total per Units of Entitlement		\$441.67	\$69.44	\$511.11
Financial Year Aggregate		\$31,799.93	\$5,000.00	\$36,799.93
Accepted Budget Amount		\$31,800.00	\$5,000.00	\$36,800.00
01/10/2026	01/10/2026 - 31/12/2026	\$110.42	\$34.72	\$145.14 Pre Issue Next Year
Next Year Pre Issue Aggregate		\$7,950.03	\$2,500.04	\$10,450.07

Dominion Strata Management Accepted Budget for Strata Company 8032

201 ROYAL STREET YOKINE, 201 Royal Street YOKINE

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

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*	7	Cooper Rynhoud						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
2*	2*	7	Lai Meng Baek & Do Hong Baek						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
3*	3*	7	Wai Ming Peruzza Chu						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
4*	4*	7	Matthew Peter WALTERS						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
5*	5*	7	Salvatore Oddo						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
6*	6*	7	Jake Alexander DEMIRIS						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98

Dominion Strata Management Accepted Budget for Strata Company 8032

201 ROYAL STREET YOKINE, 201 Royal Street YOKINE

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

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

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*	7	Cristiane LUZ DE LIMA						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
8*	8*	7	Jamien Broder						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
9*	9*	7	Patience Mary Carole Traub						
			Admin	\$580.90	\$836.92	\$836.92	\$836.92	\$3,091.66	\$772.92
			Reserve	\$194.45	\$97.22	\$97.22	\$97.22	\$486.11	\$243.06
			Owner Total	\$775.35	\$934.14	\$934.14	\$934.14	\$3,577.77	\$1,015.98
10*	10*	9	Sandra Joy McGhie						
			Admin	\$746.87	\$1,076.04	\$1,076.04	\$1,076.04	\$3,974.99	\$993.75
			Reserve	\$250.01	\$125.00	\$125.00	\$125.00	\$625.01	\$312.50
Total aggregate of UOE 72				\$996.88	\$1,201.04	\$1,201.04	\$1,201.04	\$4,600.00	\$1,306.25

Dominion Strata Management Accepted Budget for Strata Company 8032

201 ROYAL STREET YOKINE, 201 Royal Street YOKINE

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

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

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
1	1	7	Cooper Rynhoud	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
2	2	7	Lai Meng Baek & Do Hong Baek	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 30/09/2025				Total	\$3,091.66	\$486.11	\$3,577.77
3	3	7	Wai Ming Peruzza Chu	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
4	4	7	Matthew Peter WALTERS	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
5	5	7	Salvatore Oddo	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 30/09/2025				Total	\$3,091.66	\$486.11	\$3,577.77
6	6	7	Jake Alexander DEMIRIS	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
7	7	7	Cristiane LUZ DE LIMA	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
8	8	7	Jamien Broder	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
9	9	7	Patience Mary Carole Traub	Contribution Schedule	\$3,091.66	\$486.11	\$0.00
Paid to 31/12/2025				Total	\$3,091.66	\$486.11	\$3,577.77
10	10	9	Sandra Joy McGhie	Contribution Schedule	\$3,974.99	\$625.01	\$0.00
Paid to 31/12/2025				Total	\$3,974.99	\$625.01	\$4,600.00
				Overall Total	\$31,799.93	\$5,000.00	\$36,799.93
					Schedule	UOE	
					Contribution Schedule	72	

Balance Sheet - S/Plan 8032

"201 ROYAL STREET YOKINE"

201 ROYAL STREET, YOKINE, WA 6060

For the Financial Period 28/11/2024 to 31/07/2025

FINAL

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
201 Royal Street SP 8032	\$(8,148.31)	\$21,749.31	\$13,601.00
Macquarie Bank BSB: 186-300 Acc No: 295561948			
Receivable	\$904.42	\$0.00	\$904.42
Total Assets	\$(7,243.89)	\$21,749.31	\$14,505.42
Liabilities			
Paid In Advance	\$194.45	\$0.00	\$194.45
Total Liabilities	\$194.45	\$0.00	\$194.45
Net Assets	\$(7,438.34)	\$21,749.31	\$14,310.97
Owners Funds			
Opening Balance	\$(4,931.18)	\$22,747.46	\$17,816.28
Net Income For The Period	\$(2,507.16)	\$(998.15)	\$(3,505.31)
Total Owners Funds	\$(7,438.34)	\$21,749.31	\$14,310.97

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 8032

"201 ROYAL STREET YOKINE"

201 ROYAL STREET, YOKINE, WA 6060

For the Financial Period 28/11/2024 to 31/07/2025

FINAL

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Insurance Claims	\$0.00	\$0.00	\$5,736.72
Interest on Arrears	\$42.71	\$0.00	\$110.22
Levy Income	\$23,900.40	\$23,900.00	\$19,751.00
Section 110 Income	\$1,120.00	\$0.00	\$0.00
Transfer from Sinking Fund	\$5,000.00	\$5,000.00	\$4,300.00
Total Administrative Fund Income	\$30,063.11	\$28,900.00	\$29,897.94
Expenses			
ATO Compliance	\$0.00	\$495.00	\$495.00
Archive Storage	\$93.50	\$66.00	\$66.00
Cleaning - Gutters	\$425.00	\$425.00	\$425.00
Insurance Premiums	\$8,862.00	\$9,312.00	\$7,760.00
Insurance Valuation	\$0.00	\$0.00	\$440.00
Maintenance - Common Area General	\$0.00	\$0.00	\$6,736.72
Maintenance - General Repairs	\$2,251.00	\$2,000.00	\$878.00
Maintenance - Lawns & Gardens	\$2,288.00	\$2,400.00	\$2,442.00
Maintenance - Pest Control	\$1,797.00	\$1,100.00	\$1,100.00
Maintenance - Plumbing	\$5,353.62	\$0.00	\$1,017.02
Maintenance - Reticulation	\$664.00	\$400.00	\$812.00
Maintenance - Roof	\$0.00	\$0.00	\$396.00
Management Fee - Non-standard	\$11.00	\$0.00	\$0.00
Management Fee - Standard	\$2,995.74	\$3,018.00	\$2,949.30
Meeting Fee	\$250.00	\$250.00	\$250.00
Postage & Petties	\$128.31	\$220.00	\$219.96
Section 110 Fees	\$868.00	\$0.00	\$0.00
Software Maintenance	\$55.00	\$0.00	\$0.00
Utility - Electricity Usage - Common Area	\$0.00	\$200.00	\$24.10
Utility - Water Usage - Common Area	\$6,528.10	\$4,000.00	\$4,938.04
Total Administrative Fund Expenses	\$32,570.27	\$23,886.00	\$30,949.14
Administrative Fund Surplus/Deficit	\$(2,507.16)	\$5,014.00	\$(1,051.20)
Opening Balance for the period	\$(4,931.18)	\$0.00	\$0.00
Closing Balance for the period	\$(7,438.34)	\$5,014.00	\$(1,051.20)

Income and Expenditure Statement - S/Plan 8032

"201 ROYAL STREET YOKINE"

201 ROYAL STREET, YOKINE, WA 6060

For the Financial Period 28/11/2024 to 31/07/2025

FINAL

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Arrears	\$1.75	\$0.00	\$29.28
Levy Income	\$4,000.10	\$5,000.00	\$4,000.10
Total Reserve Fund Income	\$4,001.85	\$5,000.00	\$4,029.38
Expenses			
Admin--Transfer to Admin Fund	\$5,000.00	\$5,000.00	\$4,300.00
Total Reserve Fund Expenses	\$5,000.00	\$5,000.00	\$4,300.00
Reserve Fund Surplus/Deficit	\$(998.15)	\$0.00	\$(270.62)
Opening Balance for the period	\$22,747.46	\$0.00	\$0.00
Closing Balance for the period	\$21,749.31	\$0.00	\$(270.62)

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Cooper Rynhoud	\$0.00	\$1,813.20	\$0.00	\$1,208.80	\$604.40	\$0.00
2	2	Lai Meng Baek & Do Hong Baek	\$0.00	\$1,813.20	\$0.00	\$1,813.20	\$0.00	\$0.00
3	3	Wai Ming Peruzza Chu	\$0.00	\$1,813.20	\$0.00	\$1,813.20	\$0.00	\$0.00
4	4	Matthew Peter WALTERS	\$0.00	\$1,813.20	\$0.00	\$1,813.20	\$0.00	\$0.00
5	5	Salvatore Oddo	\$511.64	\$1,813.20	\$0.00	\$2,024.84	\$300.00	\$22.01
6	6	Jake Alexander DEMIRIS	\$0.00	\$1,813.20	\$0.00	\$1,813.20	\$0.00	\$0.00
7	7	Cristiane LUZ DE LIMA	\$0.00	\$1,813.20	\$0.00	\$1,813.20	\$0.00	\$0.00
8	8	Jamien Broder	\$0.00	\$1,813.20	\$0.00	\$1,813.18	\$0.02	\$16.39
9	9	Patience Mary Carole Traub	\$0.00	\$1,813.20	\$0.00	\$2,007.65	\$194.45	\$0.00
10	10	Sandra Joy McGhie	\$0.00	\$2,331.30	\$0.00	\$2,331.30	\$0.00	\$0.00
Administrative Fund Totals			\$511.64	\$18,650.10	\$0.00	\$18,451.77	\$709.97	\$38.40
Administrative Fund Arrears							\$904.42	
Administrative Fund Advances							\$194.45	

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Cooper Rynhoud	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
2	2	Lai Meng Baek & Do Hong Baek	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
3	3	Wai Ming Peruzza Chu	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
4	4	Matthew Peter WALTERS	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
5	5	Salvatore Oddo	\$194.45	\$194.45	\$0.00	\$388.90	\$0.00	\$0.00
6	6	Jake Alexander DEMIRIS	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
7	7	Cristiane LUZ DE LIMA	\$0.85	\$194.45	\$0.00	\$195.30	\$0.00	\$0.00
8	8	Jamien Broder	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.11
9	9	Patience Mary Carole Traub	\$0.00	\$194.45	\$0.00	\$194.45	\$0.00	\$0.00
10	10	Sandra Joy McGhie	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$0.00
Reserve Fund Totals			\$195.30	\$2,000.05	\$0.00	\$2,195.35	\$0.00	\$0.11
Reserve Fund Arrears							\$0.00	
Reserve Fund Advances							\$0.00	