

Body Corporate for Isabel by Mosaic 96 The Esplanade, Burleigh Heads QLD 4220

PROPOSED ADMINISTRATIVE & SINKING FUND BUDGET FOR THE FIRST TWELVE MONTHS

28 Lots

ADMINISTRATION FUND	AMOUNT	DESCRIPTION
Bank Charges	\$50.00	
BAS Lodgement	\$1,210.00	
BCM - ABN & TFN Application	\$220.00	
BCM - Disbursements	\$2,156.00	Based on \$77 per lot
BCM - Secretarial Fees - contract	\$4,004.00	Based on \$143 per lot
BCM - Software Licence Fee	\$785.40	
Cleaning - Bins, Bin Chute and Bin Room	\$2,500.00	
Cleaning - Windows	\$33,000.00	
Cleaning Materials	\$3,000.00	
Consumables - Bathrooms	\$600.00	
Compliance - Anchor Point Testing	\$1,500.00	
Compliance - Backflow Registration	\$550.00	
Compliance - Lift Registration	\$800.00	2 x lifts
Compliance - Pool Certificate	\$250.00	
Emergency Services Access Point	\$2,750.00	
Fire Control - QFES Alarm Monitoring	\$3,500.00	
Fire Control - Systems & Equip	\$8,000.00	
Income Tax Lodgement	\$330.00	
Insurance - Work Cover	\$375.00	
Manager/Caretaker	\$173,800.00	
Pest Control	\$650.00	
R & M - Access Control System	\$500.00	Traffic control system
R & M - Building	\$2,000.00	
R & M - Electrical	\$1,500.00	
R & M - Garbage Chute	\$1,000.00	
R & M - Garden & Grounds	\$9,000.00	Specialised planter maint.
R & M - Gym & Equipment	\$0.00	
R & M - Lift	\$16,000.00	2 x lifts
R & M - Plant & Equipment	\$2,200.00	
R & M - Plumbing	\$2,000.00	
R & M - Pool	\$8,000.00	
R & M - Spa/Sauna/Steam Room	\$1,500.00	
Stormwater Maintenance	\$3,865.00	
Telephones - FIP & Lifts	\$1,000.00	
Utilities - Electricity	\$18,000.00	
GST on Expenses	(\$27,872.31)	
TOTAL OF ADMIN FUND (EXC GST)	\$278,723.09	
TOTAL OF ADMIN FUND (INC GST)	\$306,595.40	
Insurance - Building Replacement - \$82.6 million	\$90,534.07	As per CHU quote
TOTAL ADMINISTRATION FUND inc GST	\$397,129.47	
TOTAL SINKING FUND inc GST	\$35,000.00	As per SFF
TOTAL inc GST	\$432,129.47	

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SCHEDULE OF PROPOSED CONTRIBUTIONS

Total Number of Lots	28
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 30.7518
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 3.5105
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 9.0788

Lot / Unit Number	Number of Bedrooms	Contribution Lot Entitlements	Interest Lot Entitlements	AGREEMENTS (not part of calculations but included in Admin Fund)							A	B	C	(A)	(B + C)	(A + B + C)	Total Weekly Contribution Including Insurance
				Body Corporate Management (Including PP&S)	Caretaking Agreement	QFES Agreement	Stormwater Agreement	Serviced Hot Water Agreement	Emergency Services Access Point	Bulk Embedded Network Agreement	Annual Replacement Insurance Levy	Administrative Fund	Sinking Fund	Total Annual Contribution by ISLE	Total Annual Contribution by CSLE	Total Annual Contribution Incl. Insurance	
201	2 bdrm	315	99	\$226.39	\$5,491.17	\$110.58	\$122.11	\$94.78	\$86.89	\$568.71	\$898.80	\$9,686.82	\$1,105.82	\$898.80	\$10,792.63	\$11,691.44	\$224.84
202	2 bdrm	317	112	\$227.83	\$5,526.04	\$111.28	\$122.89	\$95.39	\$87.44	\$572.32	\$1,016.83	\$9,748.32	\$1,112.84	\$1,016.83	\$10,861.16	\$11,877.99	\$228.42
301	3 bdrm	347	269	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,442.20	\$10,670.87	\$1,218.15	\$2,442.20	\$11,889.03	\$14,331.23	\$275.60
302	3 bdrm	347	273	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,478.52	\$10,670.87	\$1,218.15	\$2,478.52	\$11,889.03	\$14,367.55	\$276.30
401	3 bdrm	347	274	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,487.60	\$10,670.87	\$1,218.15	\$2,487.60	\$11,889.03	\$14,376.63	\$276.47
402	3 bdrm	347	278	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,523.91	\$10,670.87	\$1,218.15	\$2,523.91	\$11,889.03	\$14,412.94	\$277.17
501	3 bdrm	347	279	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,532.99	\$10,670.87	\$1,218.15	\$2,532.99	\$11,889.03	\$14,422.02	\$277.35
502	3 bdrm	347	286	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,596.54	\$10,670.87	\$1,218.15	\$2,596.54	\$11,889.03	\$14,485.57	\$278.57
601	3 bdrm	347	284	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,578.39	\$10,670.87	\$1,218.15	\$2,578.39	\$11,889.03	\$14,467.41	\$278.22
602	3 bdrm	347	291	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,641.94	\$10,670.87	\$1,218.15	\$2,641.94	\$11,889.03	\$14,530.97	\$279.44
701	3 bdrm	347	289	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,623.78	\$10,670.87	\$1,218.15	\$2,623.78	\$11,889.03	\$14,512.81	\$279.09
702	3 bdrm	347	295	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,678.25	\$10,670.87	\$1,218.15	\$2,678.25	\$11,889.03	\$14,567.28	\$280.14
801	3 bdrm	347	295	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,678.25	\$10,670.87	\$1,218.15	\$2,678.25	\$11,889.03	\$14,567.28	\$280.14
802	3 bdrm	347	302	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,741.81	\$10,670.87	\$1,218.15	\$2,741.81	\$11,889.03	\$14,630.83	\$281.36
901	3 bdrm	347	307	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,787.20	\$10,670.87	\$1,218.15	\$2,787.20	\$11,889.03	\$14,676.23	\$282.24
902	3 bdrm	347	313	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$2,841.67	\$10,670.87	\$1,218.15	\$2,841.67	\$11,889.03	\$14,730.70	\$283.28
1001	3 bdrm	347	339	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,077.72	\$10,670.87	\$1,218.15	\$3,077.72	\$11,889.03	\$14,966.75	\$287.82
1002	3 bdrm	347	336	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,050.49	\$10,670.87	\$1,218.15	\$3,050.49	\$11,889.03	\$14,939.51	\$287.30
1101	3 bdrm	347	344	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,123.12	\$10,670.87	\$1,218.15	\$3,123.12	\$11,889.03	\$15,012.14	\$288.70
1102	3 bdrm	347	341	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,095.88	\$10,670.87	\$1,218.15	\$3,095.88	\$11,889.03	\$14,984.91	\$288.17
1201	3 bdrm	347	349	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,168.51	\$10,670.87	\$1,218.15	\$3,168.51	\$11,889.03	\$15,057.54	\$289.57
1202	3 bdrm	347	346	\$249.39	\$6,049.01	\$121.82	\$134.52	\$104.41	\$95.71	\$626.48	\$3,141.27	\$10,670.87	\$1,218.15	\$3,141.27	\$11,889.03	\$15,030.30	\$289.04
1301	4.5 bdrm	413	619	\$296.82	\$7,199.54	\$144.98	\$160.10	\$124.27	\$113.92	\$745.64	\$5,619.79	\$12,700.49	\$1,449.85	\$5,619.79	\$14,150.34	\$19,770.14	\$380.19
1401	4.5 bdrm	413	626	\$296.82	\$7,199.54	\$144.98	\$160.10	\$124.27	\$113.92	\$745.64	\$5,683.35	\$12,700.49	\$1,449.85	\$5,683.35	\$14,150.34	\$19,833.69	\$381.42
1501	4.5 bdrm	413	632	\$296.82	\$7,199.54	\$144.98	\$160.10	\$124.27	\$113.92	\$745.64	\$5,737.82	\$12,700.49	\$1,449.85	\$5,737.82	\$14,150.34	\$19,888.16	\$382.46
1601	4.5 bdrm	413	642	\$296.82	\$7,199.54	\$144.98	\$160.10	\$124.27	\$113.92	\$745.64	\$5,828.61	\$12,700.49	\$1,449.85	\$5,828.61	\$14,150.34	\$19,978.95	\$384.21
1701	3.5 bdrm	373	576	\$268.07	\$6,502.25	\$130.94	\$144.60	\$112.24	\$102.88	\$673.42	\$5,229.40	\$11,470.42	\$1,309.43	\$5,229.40	\$12,779.85	\$18,009.25	\$346.33
1702	3.5 bdrm	373	576	\$268.07	\$6,502.25	\$130.94	\$144.60	\$112.24	\$102.88	\$673.42	\$5,229.40	\$11,470.42	\$1,309.43	\$5,229.40	\$12,779.85	\$18,009.25	\$346.33
28		9970	9972	\$7,165.40	\$173,800.00	\$3,500.00	\$3,865.00	\$3,000.00	\$2,750.00	\$18,000.00	\$ 90,534.07	\$ 306,595.40	\$ 35,000.00	\$ 90,534.07	\$ 341,595.40	\$ 432,129.47	\$ 8,310.18

MAX	413	642												MAX	\$ 19,978.95	\$ 384.21
MIN	315	99												MIN	\$ 11,691.44	\$ 224.84
MEAN	356	356												MEAN	\$ 15,433.20	\$ 296.79

Please note the figures above are inclusive of GST