

NOTICE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

Members of Prince Henry Community Association DP 270427 Anzac Parade, Little Bay NSW 2036

The Meeting will be held on Monday, 16 February 2026

Located in the Frangipani Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036

Commencing at 6:00pm

AGENDA

1. Declaration of Interest

That pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting notes any declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

Explanatory Note: Requirement under the Community Land Management Act 2021

2. Minutes

That the minutes of the Association Committee Meeting held 1 December 2025 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.

3. Financial

- (a) **Report:** That the financial accounts ending 31 January 2026 be tabled and received.
- (b) **Aged Arrears:** That the Committee receive the aged arrears report and determine any necessary action.
- (c) **Draft Budget:** That the Association Committee receive and consider the draft budget for AGM and determine any necessary action.

Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.

4. Matters from Prior Meeting

That an update relating to the matters raised in the prior meeting be provided:

(a) **Bays and Beaches Precinct Meetings:**

The Bays and Beaches Precinct Meetings for the 2026 year will be held on the following dates:

- Wednesday, 18 February 2026
- Wednesday, 15 April 2026
- Wednesday, 17 June 2026
- Wednesday, 19 August 2026
- Wednesday, 21 October 2026
- Wednesday, 25 November 2026

The Association Committee to determine who should represent PHCA at the meeting on 18 February 2026. Attendees for all remaining dates will be determined at the AC meeting following the AGM

- (b) **Association Committee Casual Vacancies:**
- i. Ira Williams, the Association Committee member representing Lot 7, Cardita, offered her resignation following the sale of her property, creating a casual vacancy. PHCA is awaiting written confirmation from the Strata Scheme following a recent SC meeting. Remaining Association Committee members to determine whether to fill the vacancy or leave vacant until the AGM on 23 March 2026.
 - ii. Following many months liaising with Crown Lands, PHCA is awaiting a decision relating to the nomination of a person from the Coast Centre for Seniors (Lots 45 and 99) to represent Crown Lands (the owner of the lots) on the Association Committee.
- (c) **Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations**
It was noted that the Community Association will continue to monitor the works at 9 Meyler Close to ensure compliance. PHCA managing agent is awaiting response to a recent follow-up enquiry.
- (d) **Council Matters | Site Audits | Community Consultation**
Following completion of site audits and community consultation, a comprehensive list of *Recommended Action Items for Randwick City Council Consideration* was sent to Council's GM on 28 October 2025. It was noted that on 27 November, 2025 Mr Ray Brownlee, Council's General Manager, undertook to arrange a meeting with Council department managers and PHCA before Christmas. However, a meeting date convenient to all was not possible to schedule until the new year. A meeting with General Manager, Ray Brownlee, and Director City Services, Todd Clarke has been confirmed for 25 February at the Prince Henry Centre. The Association Committee has requested all relevant senior managers to be available and attend the meeting to ensure all issues are addressed and progressed.
- (e) **GIPA Application for Information on All Land Rights within PHCA.**
In December 2025, a GIPA request was made to the NSW Department of Planning, Housing and Infrastructure regarding all lots that may have been applied for handover back to the Aboriginal Land Council (ALC). A response from Ms R. Sheering of the Aboriginal Land Claim Assessment Team was received.

It was explained that Lot 91 had been subdivided into lots 128, 129 and 130 within DP 270427. Lots 128 and 130 were granted to the La Perouse Local Aboriginal Land Council (LPLALC) while lot 129 remained in Crown Lands ownership. The Judgement determined the parts of lot 91 which following subdivision became lots 128 and 130 were not lawfully used, occupied or needed for essential purpose under the *Aboriginal Land Rights Act 1983 (ALRA)* and directed their transfer.

It was further explained that the ALRA provides a legal mechanism to compensate Aboriginal communities for land dispossession by returning certain crown land to Aboriginal Land Councils. Aboriginal Land Councils are able to lodge claims on one or multiple parcels as well as submit repeat claims at different times, as land status may change over time.

The Department of Planning, Housing and Infrastructure acknowledged that the PHCA was not identified as a stakeholder during the assessment of the former lot 91. The Department of Planning, Housing and Infrastructure have noted in their database to ensure the PHCA is referenced in future active

assessments within DP 270427.

5. Sub-Committee Reports

Formation of New Sub-Committee for 'Prince Henry Telecoms'

Association Committee Members, Michelle Morgan, John Pearson and Susan Graham have volunteered to form a new sub-committee as a result of the recent extended internet outage.

That Association Committee Members provide the following updates:

a. Architect Liaison

b. Council Liaison

Refer 4 (d) above.

c. Landscaping Liaison

During February Gardens in Mind, cleared two small lots in Gubbuteh Road, at corner of Millard Place and beside 13 Gubbuteh Road. They are replanted and will be mulched as it becomes available from Randwick Council. Further works are planned for Anzac Parade and McCartney Oval in March

d. Website/Marketing

That the Association Committee confirms receipt of the expressions of interest received from AnchorSafe and Eastern Suburbs Funerals, to enter into sponsorships with the Prince Henry Community Association website.

e. Site Monitoring

- Lot 65 (SP 89412) Breeze, 33 Harvey Street
Unmaintained and overgrown vegetation. Noting that a by-law breach notice has been issued to the Strata Manager.
- Lot 36 (DP 285944) 1 Murra Murra Place
Unmaintained and overgrown vegetation on site and surrounding verges (nature strips). Noting that the NA Secretary has been contacted and requested that the PHCA Manager is advised on rectification of the breach.

f. Prince Henry Telecoms

Uniti/Opticomm | Action Plan/Strategy Following Extended Internet Outage

Following the five-day internet outage from 14 Jan 2026 to 18 Jan 2026, the Association Committee formulated the following strategy:

- Uniti / Opticomm letter of complaint** – [Submitted by email on 22 January 2026](#). This is a required step prior to PHCA lodging a complaint with the Telecommunications Industry Ombudsman (TIO).
- Cc email distribution** – Sent on 22 January 2026 to each person on the Cc list, with personalised messages requesting guidance and support.
- Website update** – Provision of comprehensive and ongoing updates on the PHCA website.
- Community notification** – Distribution of a newsletter email to the PHCA community, including managing agents, owners, and owners' representatives, attaching the Uniti complaint letter and outlining the PHCA strategy.
- ACCC submission** – If an appropriate response is not received from Uniti by the 4 February deadline, a submission will be lodged outlining the recent extended outage and historical outages, in accordance with existing

company reporting requirements. This submission will also address the potential removal of free-to-air television services delivered via Uniti's infrastructure.

- vi. **Telecommunications Industry Ombudsman submission** – If an appropriate response is not received from Uniti by the 4 February deadline, a submission will be lodged outlining the recent extended outage and outage history, including concerns regarding the potential removal of free-to-air television services.
- vii. **Online Meeting with Opticomm on 4 February 2026**
Andy Tybell – Chief Revenue & Product Officer, Wholesale and Growth, Uniti/Opticomm, undertook to address in writing by 18 February 2026 all issues in letter of complaint (item i. above), together with additional issues included in meeting agenda (attached) arising from feedback.

6. Lot 17 – PHLB Reserve Trust / Geological Reserve

That the Association Committee received notification from a resident that the signage at lot 17, 46R Gubbuteh Road (between 44 and 46 Gubbuteh Road) was faded and illegible. The signage clearly needs refreshing/replacement. Council has undertaken to replace the signage and is checking its files for details of the original signage wording and design. The Association Committee will be raising this with Randwick City Council at the scheduled meeting to take place on 25 February 2026.

7. Community Association Signage

That the Association Committee determines the need for establishing design guidelines for consistent subsidiary scheme no parking signage throughout the Prince Henry site. This will be discussed with Council at the meeting scheduled for 25 February 2026 raising former requests for Council guidance.

Explanatory Note: The Association Committee is to consider the need for design guidelines to ensure consistent no parking signage across subsidiary schemes within the Community Association.

8. Correspondence & Application

That the Association Committee receives the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
Application		
Sender	Matter	AC Decision
(Lot 51 – SP 86015) Bay Terraces	Remedial Works to the Owners Corporation Common Property. <i>Remedial Courtyard Waterproofing works.</i>	
(Lot 2 - DP 285910) 62 Gubbuteh Road	New Development Application	
(Lots 52, 53, 57,58,59) East Village	Request for like for like no parking signage replacement. The strata scheme is awaiting further advice from PHCA following its meeting with Council on 25 February 2026.	
(Lot 19 – DP 286162) Cowrie, 5-23A Gubbuteh Road	PHCA awaiting further advice from strata scheme.	

Explanatory Note: Correspondence & Application as received.

9. Next Meeting Date

That the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Date	Time	Location
AGM Monday, 23 March 2026	6:00pm	The Coast Centre for Seniors
ACM Monday 23 March 2026	Immediately after the AGM	

Explanatory Note: This motion is required to determine the date of the next Association Committee Meeting.

Closure

Date of this Notice: 6 February 2026

An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme can attend Association Committee meetings but cannot address the meeting unless the Association Committee agrees.

Important Note to Association Members:

Any member that wishes to add a matter for consideration at an Association Committee Meeting is required to inform the Managing Agent at least three weeks prior to the scheduled date of the meeting. For subsidiary schemes (Strata Plans, Neighbourhood Associations), items for inclusion are to be provided by your managing agent.

MINUTE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 1989



ACUMEN STRATA

Members of Prince Henry Community Association DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting was held on Monday, 1 December 2025

Located at Frangipani Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036

Commenced at 6:03pm

Present	Apologies	In Attendance
Susan Graham John Pearson Michael McIntosh Ira Williams Michelle Morgan	Pavlos Totsis Georgina Ryan	Kerri Russo (SP 84782 – Lot 13) Ian Williams (SP 79613 – Lot 7) Erin & Andrew Dawson (DP 2786162 – Lot 19) Maria Strugarevic (SP 86078 – Lot 30) Linda Mearing General Manager Coast Centre (Lots 45 & 99) Len Ryan and Colin Flint (SP 86466 – Lots 52, 53, 57, 58 and 59) Helen Wells (Acumen Strata)
Chairperson: John Pearson		

- 1. Declaration of Interest**

Resolved that pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting noted **no** declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting.
- 2. Minutes**

Resolved that the minutes of the Association Committee Meeting held 13 October 2025 was confirmed as a true and accurate account of that meeting.
- 3. Financial**
 - Report: Resolved** that the financial accounts ending 31 October 2025 were tabled and received.
 - Aged Arrears:** That the Committee receive the aged arrears report and noted that the standard levy recovery process was to be followed up by the Community Manager.
- 4. Matters from Prior Meeting**

An update relating to the matters raised in the prior meeting be provided:

 - Lots 128 and 130 (14B and 20 Murra Murra Place)**

Following on from the PHCA GIPA application, the NSW Department of Housing and Infrastructure has issued a GIPA Report containing details, including status, of a significant number of Prince Henry lots that have been subjected to Aboriginal land claims. It was noted that the committee will continue to monitor the activity with these claims and enter into correspondence with the NSW State Government to increase their understanding of various aspects of the details contained in the report.

PHCA's work continues in relation to this issue, maintaining its commitment to:

 - ensure public access to Little Bay Beach and surrounding recreational areas,

- discourage secession by LPLALC, as title holders of lots 128 and 130, from the terms of the PHCA master plan intentions and by-laws,
- continue to liaise with the NSW State Government in relation to the status of current and potential land claims in the PHCA precinct.

(b) Bays and Beaches Precinct Meetings:

Association Committee member, Michelle Morgan, provided a brief overview of the 26 November 2025 Bays and Beaches Precinct Meeting, in relation to the plans for expanding the Museum to accommodate Aboriginal history and create an Aboriginal cultural precinct. Concern was expressed that the original concept included 'five pillars' (listed below), and in recent times at Council meetings, the 'five pillars' have been excluded from discussions.

1. Traditional Custodians and Aboriginal Community of La Perouse
2. European arrivals and influence
3. Environment
4. Science and Communications
5. Social History of La Perouse

PHCA will continue monitoring Bays and Beaches Precinct Meetings to ensure the PHCA community is aware of what is being considered that may affect PHCA.

It was noted that the roster for the Precinct meetings for the 2026 year would be prepared once the dates of those meetings had been published.

(c) Association Committee Casual Vacancies:

Following many months liaising with Crown Lands, PHCA is awaiting a decision relating to the nomination of a person from the Coast Centre for Seniors (Lots 45 and 99) to represent Crown Lands (the owner of the lots) on the Association Committee.

(d) Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations

It was noted that the Community Association will continue to monitor the works at 9 Meyler Close to ensure compliance.

(e) Council Matters | Site Audits | Community Consultation

Following completion of site audits and community consultation, a comprehensive list of *Recommended Action Items for Randwick City Council Consideration* was sent to Council's GM on 28 October 2025. To rectify the error in omitting this document from the 1 December 2025 Association Committee Meeting Agenda, a copy is attached to these minutes.

It was noted that despite an undertaking on 27 November, 2025 by Mr Ray Brownlee, Council's General Manager, to arrange a meeting with Council department managers and PHCA before Christmas, no communication from Council has been received to date. The Community Association manager to follow-up with Council requesting an update.

Note: subsequent to the 1 December meeting, Council made contact to arrange a time to meet with committee members before Christmas. Association Committee members are either overseas or unable to attend a meeting at the only time slot available to Council before Christmas. The meeting will therefore be deferred until early 2026.

5. Association Committee Casual Vacancy

Resolved that the Association Committee discuss the expression of interest received to fill the one casual vacancy:

- a. Expression of interest (EOI) received

Subsidiary Scheme (Lot #)	EOI Nominee	Date of AGM
SP 85837 (Lot 127)	Georgina Ryan	22 October 2025

- b. Minutes of an Annual General Meeting of SP 85837 (Lot 127), dated 22 October 2025, appointing Georgina Ryan as the scheme’s primary proxy and nominee to be considered for election the Association Committee received.
- c. In accordance with section 38(2) of the Act, the Association Committee resolves to elect Georgina Ryan SP 85837 (Lot 127) to fill the one casual vacancy.
- d. There are no casual vacancies remaining.

6. Design Review Application Process

This motion was **deferred** to the next meeting due to the complexity of the process requiring ongoing reviews.

The Community Manager is to investigate and advise relevant definitions for minor and major renovations.

7. Sub-Committee Reports

That Association Committee Members provide the following updates:

- a. **Architect Liaison**
The Design Review Process is currently being reviewed with the intention of clarifying and streamlining the process going forward (see item 6 above). The PHCA Consultant Architect is in agreement with limiting and/or clearly defining his exposure to applicants during the process.
- b. **Council Liaison**
See item 4(e) above
- c. **Landscaping Liaison**
New plantings have been completed in selected locations facing Anzac Parade, and in public walkways. Additional mulch for weed control and soil water preservation has been provided by Randwick City Council.
It was noted that new mulch and new plants have been delivered free of charge by Randwick Council for use at Prince Henry.
- d. **Website/Marketing**
it was noted that the website is being regularly monitored and maintained and is up to date.
- e. **Site Monitoring**
Site Monitoring is the responsibility of each Association Committee Member. The Committee regularly checks and reports on parking and other by-law breaches as they occur.

8. Correspondence & Application

The Association Committee receives the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
NIL	NIL	NIL
Application		
Sender	Matter	AC Decision
Randwick City Council	Christmas 2025 Activation. Installation of a 4m Solar Tree at Little Bay from 29 November 2025 to early January 2026.	Noted below (a.)
Apple Studio	Request for filming activity at the Coast Centre and surrounding areas from 28 January 2026 to 31 January 2026.	Noted below (b.)
Golf Club Al Fresco project	Request for PHCA approval for a remedial upgrade to the eastern side of the club house, to accommodate an Al Fresco area.	Note below (c.)

- a. **Christmas tree installation:** It was noted that, as in previous years, Council has installed a Christmas tree on Manta Common Property (Lot 13, DP84782), in a prime visible location at the heart of the retail precinct. It was also agreed that Manta should have been consulted before PHCA provided permission for the installation. This will be noted for Council's request for Christmas tree installation in coming years.
- b. **Apple Studio:** The Association Committee agreed that the Community Manager would arrange a meeting with Apple Studio by Zoom before Christmas, notifying and inviting PHCA owners and owners' representatives to provide dot point questions/comments in advance of the meeting and register to attend.
- c. **Golf Club Proposed Works:** It was noted that, although the golf club falls within the Prince Henry site as a lot, it is not located in a specified design precinct within the Design Guidelines nor the Prince Henry DCP. However, as Randwick Council will be assessing DA against the Prince Henry DCP, the Committee agreed that subjecting the design to a formal review process by the Consulting Architect would introduce an unnecessary delay into the overall approval process. It was therefore agreed that PHCA would offer its support for the proposal. The Community Manager was instructed to respond to the Golf Club in accordance with the discussion.

Additional Note:

5 Gubbuteh Road (Lot 19, DP 286162):

The Association Committee discussed an application by the owners of 5 Gubbuteh Road to acquire ownership of a small portion of their neighbourhood association's common property. It was noted that no formal consideration can be given until the PHCA works approval process has been complied with. The Community Manager has requested that the neighbourhood association's manager consider the matter and that the owners of 5 Gubbuteh Road lodge a formal application with the Association Committee for review. The application process in this instance is as follows:

- A neighbourhood association by-law to be created to enable the property transfer to take place.
- A neighbourhood association general meeting to be held to approve the by-law and the proposed development.
- A [Works Application Form](#) to be completed and submitted to Acumen, together with all relevant documentation, for PHCA review.

9. Next Meeting Date

Resolved that the Association Committee determined the date, time and location of the next three meetings as follows:

Date	Time	Location
ACM Monday, 16 February 2025	6:00pm	The Coast Centre for Seniors
AGM Monday, 23 March 2026		
ACM Monday 23 March 2026	Immediately after the AGM	

Closure There being no further business the meeting closed at 7:25pm.

Prince Henry Community Association DP 270427
 Recommended Action Items for Randwick City Council Consideration
 28 October 2025

Item no.	Previous item no.	Item description	Proposed Action	Desired outcome
ASSET MANAGEMENT				
1	3	Confirmation of process of land ownership transfer (road reserves)	<p>Could Council please provide a list of all private roads within the Prince Henry site?</p> <p>PHCA will then determine which roads are private, ie those roads used only by residents of a particular strata or neighbourhood scheme, and which roads are used regularly by the general public and are therefore not private roads.</p>	Council to take ownership of and responsibility for as many of Prince Henry's 'private' roads as is practical, ie those roads used regularly by the general public.
2	4	Little Bay Beach/Prince Henry proposed amenities block	<p>(i) Could Council please provide to PHCA as soon as possible a timeline for the concept design and proposed location for the new amenities block?</p> <p>(ii) The PHCA committee will then determine whether the proposed design and location align with the intentions of the Master Plan and Design Guidelines.</p> <p>(iii) Following the PHCA committee review, Council to conduct community consultation to include all Prince Henry</p>	<p>Mindful that summer is almost upon us, together with the burgeoning volume of associated beach visits, the process to finalise design and location should ideally be completed as soon as possible, with a view to installing additional toilet facilities in the car park adjacent to the Prince Henry Centre.</p> <p>PHCA believes the car park is the most appropriate location for beachgoers and kids' playground users. With signage at the beach, kids' playground and possibly the retail village, the</p>

			stakeholders: residential owners, residential renters, business owners.	PHCA committee believes this would be the best solution.
3	6 & 13	<p>6. Kerb, gutter, footpath and roads asset condition</p> <p>13. Installation of speed limit, parking and traffic directional signage into the Prince Henry site</p>	<p>The PHCA committee has conducted two audits recently, followed by a broad community consultation process.</p> <p>Attached are:</p> <p>(i) Audit for Street, road, footpath damage You'll see in the Audit that there are many areas the Audit team deemed in need of attention.</p> <p>(ii) Audit for signage / road markings You'll see in the Audit that the removal of many of the 40 kmph individual signs is recommended. However, in hindsight it would seem more consistent to remove all individual 40 kmph signs throughout the site, and retain only the signage and 40 kmph road markings at the three entry/exit points, being: the three T-junctions of Harvey Street/Jennifer Street, Jenner Street/Anzac Parade, and Gubbuteh Road/Anzac Parade.</p> <p>The recently installed multiple No Stopping signs have been a source of</p>	<p>To determine the most effective way to proceed, the PHCA Committee requests a site meeting with Council officers, including a member or members of Council's Traffic Committee to cover both Audit reports. Two separate site meetings may be deemed more effective.</p>

			<p>consternation for many Prince Henry stakeholders. The lack of community consultation before the installation of these signs has resulted in many complaints from residents. In addition the installation of so many additional unsightly and ineffective signs contravenes the Master Plan's minimal signage intentions. While the Audit recommends removing many of the No Stopping signs, community feedback suggests more should go.</p> <p>There are also a number of missing and damaged signs throughout the site (no entry, one way, street name, etc) that need attention.</p> <p>(iii) Community feedback comments All community feedback on the two audits can be seen in the attached spreadsheet.</p>	
4	7	Swale maintenance between Council and golf course land	Lot 34 is the very overgrown and currently unmaintained northern buffer zone. The ongoing maintenance of Lot 34 is Council's responsibility, and integral to the landscaping and heritage requirements of both the Master Plan and Council's DCP for the site.	Could Council please provide PHCA with a timeline for the creation and commencement of an ongoing regular maintenance plan for Lot 34, the northern buffer zone?
5	8	McCartney Oval missing plaque	The commemorative plaque in McCartney Oval was stolen many months ago and needs to be replaced. As there appears to be no way to	Council to arrange a new plaque with the following commemoration (in blue) and advise PHCA the likely installation date:

			determine the actual words on the missing plaque, PHCA has provided a suggested replacement memorial.	<p>Macartney Oval <i>Named in honour of Charles Macartney (27 June 1886 – 9 September 1958)</i></p> <p>Australian cricketing legend and former curator of the Prince Henry Hospital cricket oval, Charles Macartney was known as the ‘Governor-General’ for his audacious batting style. Macartney played for Australia from 1907 to 1927, scoring 2,131 runs in 35 Tests and more than 15,000 runs in first-class cricket.</p> <p>His outstanding contribution to cricket and enduring connection to the Prince Henry site are commemorated here.</p>
TRAFFIC MANAGEMENT				
6	9	Confirmation on Council’s proposal regarding the roundabouts and pedestrian crossing on Anzac Parade	While this is not a PHCA responsibility, the PHCA requests to be kept in the loop via a thorough consultation process.	Council to provide regular updates on proposed changes and progress.
7	10	Traffic flow into Brodie Avenue	PHCA does not support the installation of a mini roundabout at the junction of Brodie Avenue, Pine Avenue and Jenner Street. However, it does agree a solution to prevent dangerous U-turns in that location is absolutely necessary. An alternative	Council to advise whether a narrow concrete divider/island would be a consideration and, if not, are they able to provide an alternative solution?

			solution, such as a narrow concrete divider/island in the middle of Brodie Avenue on the junction with Pine Avenue could be a consideration if the road width permits (examples provided below).	
8	11	Removal of bollards into Curie Street	Following extensive lobbying by a small number of residents, and minimal if any community consultation, Council had been considering removing the bollards from Pine Avenue into Curie Avenue. PHCA has confirmed that it would prefer the bollards to remain in situ.	Council agreed that the bollards will not be removed as there is no support from stakeholders. No further action required.
9	13	Installation of speed limit, parking and traffic directional signage into the Prince Henry site	Refer item 3.	Refer item 3.
10	14	The placement of traffic counters to measure traffic into Prince Henry	PHCA believes it's important to document traffic movement at Prince Henry throughout the extended summer months. PHCA therefore requests Council to continue the installation of traffic counters during the October to March period.	Council to install traffic counters during the October to March period and advise PHCA how to access the information captured.
11	16	Proposal for raised pedestrian crossing on Pine Avenue	PHCA does not support a raised pedestrian crossing on Pine Avenue. However, refreshed zig zag approach lines would be appreciated.	Council to arrange for zig-zag approach lines to the pedestrian crossing in Pine Avenue to be refreshed regularly.
WASTE CLEANING AND PUBLIC SAFETY				

12	21	Little Bay Beach top of stairs entrance (bike racks and path widening)	Council has undertaken to provide PHCA with details of the consultation that has already been undertaken. PHCA has requested plans when available.	Council to provide details of previous consultation with PHCA. In addition, Council to provide a progress report and a timeline for works to commence.
13	22	Emergency access driveway to Little Bay Beach	<p>This project is underway as at mid-October 2025. Despite several requests for plans, and construction timeline, the current PHCA committee received nothing until after construction had begun. There was no contact or consultation with PHCA or near neighbours leading up to commencement of the works. It's noted that Council and the former PHCA committee may have discussed this project in early 2024.</p> <p>PHCA concerns relate to the potential impact on heritage, visual amenity and through-views, which are key elements of the Prince Henry Master Plan.</p> <p>Following recent email correspondence during the construction phase, PHCA received the project plans and some details of Council's interactions with the previous PHCA committee.</p> <p>PHCA would like to reaffirm its commitment to working collaboratively with Council on all matters relating to Prince Henry and its surrounds. We remain fully supportive of ensuring emergency</p>	PHCA requests Council to liaise regularly with its committee on all issues relating to Prince Henry matters.

			responders have timely and efficient access to Little Bay Beach.	
14	25	Little Bay Beach dog signage	Council advised that new dog signage is proposed for all Randwick beaches and has undertaken to provide a copy of the proposed new signage for Little Bay Beach to PHCA prior to installation.	Council to provide a copy of the proposed new dog signage and a timeline for installation as soon as available.
OTHER				
15	28	Tree maintenance at Prince Henry	A regular inspection, replacement, maintenance, and pruning plan was discussed at the meeting earlier this year. Among other issues, PHCA raised concerns that branches overhanging footpaths were a common occurrence throughout the Prince Henry site, posing a significant risk to public safety. And, rather than wait for complaints from Prince Henry residents and visitors, it would be preferable to initiate a regular maintenance plan. It was agreed that Council would consider initiating a regular maintenance plan and advise PHCA.	Council to advise PHCA on the most effective plan to ensure that trees within the Prince Henry precinct are regularly maintained, pruned, and/or replaced, in accordance with the Prince Henry Masterplan. Council is also to provide a timeline for the commencement of the plan, including scheduled maintenance intervals.
16	29	Regular road line marking, painting, refreshing	At the meeting earlier this year, Council undertook to ensure that regular maintenance of road line markings would be arranged, rather than wait for complaints from Prince Henry residents and visitors.	Council to provide a timeline for introducing a regular road line markings maintenance plan to PHCA.

17	30	Native Title Grant / Lot 91 subdivision into lots 128, 129, 130	At the meeting earlier this year, Council advised that it has no record of further land title claims.	PHCA would strongly request to be included in any discussions on potential or existing land title claims on the Prince Henry site. It also requests to receive copies of any communications related to potential or existing land title claims.
18	31	Beach and events management	Concerns have been raised by a neighbourhood scheme relating to potentially unauthorised events taking place on Little Bay Beach. Such events could include filming, personal training, fitness classes, etc.	PHCA requests early notification and community consultation on all planned events at Little Bay Beach.

Examples of potential concrete road dividers for Brodie Avenue (refer item 7)





INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF COMMUNITY ASSOCIATION D.P. 270427

Opinion

We have audited the financial report of Community Association D.P. 270427, which comprises the balance sheet as at 31 December 2025, and the Income and Expenditure Statements for the Administrative and Capital Works Funds for the year then ended, and a summary of significant accounting policies.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of Community Association D.P. 270427 and its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements, and the requirements of the New South Wales Community Land Management Act.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial report section of our report. We are independent of the Building Management Committee in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia, and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Emphasis of Matter – Basis of Accounting and Restriction on Distribution and Use

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report is prepared to assist the Community Association in complying with the financial reporting provisions of the New South Wales Community Land Management Act. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of the Community Association Executive for the Financial Report

The Community Association Executive is responsible for the preparation of the financial report in accordance with the financial reporting provisions of the New South Wales Community Land Management Act and for such internal control as the Community Association Executive determines is necessary to enable the preparation of a financial report that is free from material misstatement, whether due to fraud or error.

The Community Association Executive is responsible for overseeing the financial reporting process.

A member of



Independent legal & accounting firms

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CHARTERED ACCOUNTANTS
AUSTRALIA • NEW ZEALAND

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

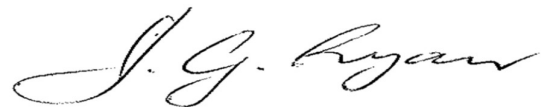
As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Community Association Executive's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

We communicate with the Community Association Executive regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



THOMAS DAVIS & CO



PARTNER

Chartered Accountants

SYDNEY,

30 January 2026



THE MEMBERS OF COMMUNITY ASSOCIATION D.P. 270427

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31ST DECEMBER, 2025

NOTE 1 - STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The Community Association is not a reporting entity and therefore the Financial Statements are a "Special Purpose Financial Report" pursuant to Australian Statements of Accounting Concepts since the only users of the Financial Statements are the Members.

The Levies raised have been accounted for on an accrual basis. All other income and expenses have been accounted for on an accrual basis.

A member of



Independent legal & accounting firms

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Sydney 2000 Sydney 2001 F: (02) 9231 6792

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Community Association D.P. No. 270427

BALANCE SHEET

AS AT 31 DECEMBER 2025

	ACTUAL 31/12/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	20,286.81	19,446.07
Capital Works Fund	229,160.67	219,713.74
<u>TOTAL</u>	<u>\$ 249,447.48</u>	<u>\$ 239,159.81</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	46,569.82	165,481.60
Investment A/C Capital Works	109,965.53	100,000.00
Investment A/C Capital Works 2	122,423.62	0.00
Levies In Arrears	1,287.52	1,436.36
Other Arrears	159.50	725.40
Interest On Overdue Levies	67.95	143.03
Prepaid Expenses	0.00	40.44
Secondary Debtors	236.50	338.00
<u>TOTAL ASSETS</u>	<u>280,710.44</u>	<u>268,164.83</u>
<u>LIABILITIES</u>		
Gst Clearing Account	295.52	(175.72)
Arrears Clearing Account	(27.50)	(27.50)
Accruals	3,282.77	3,159.25
Levies In Advance	27,712.17	26,048.99
<u>TOTAL LIABILITIES</u>	<u>31,262.96</u>	<u>29,005.02</u>
<u>NET ASSETS</u>	<u>\$ 249,447.48</u>	<u>\$ 239,159.81</u>





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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL 01/01/25-31/12/25	BUDGET 01/01/25-31/12/25	VARIANCE	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	110,000.28	110,000.00	0.28	104,000.04
Certificate Fees	436.00	0.00	436.00	109.00
Inspection Fees	31.00	0.00	31.00	0.00
Recovery - Rental	2,580.00	2,580.00	0.00	2,580.00
Sundry	2,462.73	0.00	2,462.73	0.00
Interest On Overdue Levies	274.15	0.00	274.15	180.25
<u>TOTAL INCOME</u>	115,784.16	112,580.00	3,204.16	106,869.29
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	1,084.77	1,100.00	(15.23)	1,084.77
Auditors - Audit Services	500.00	500.00	0.00	490.00
Bank Charges	205.24	200.00	5.24	199.22
Consultancy	568.18	1,000.00	(431.82)	500.00
Electrical Repairs	8,563.04	1,500.00	7,063.04	2,183.60
Garden & Grounds	36,407.60	40,000.00	(3,592.40)	38,792.00
Insurance - Premium	4,529.67	4,929.84	(400.17)	4,286.82
Legal & Debt Collection Fee	25.00	0.00	25.00	0.00
Legal Fees	0.00	5,000.00	(5,000.00)	(3,042.93)
Management Fees	27,169.28	27,300.00	(130.72)	26,087.09
Management Fees - Additional	4,550.00	3,500.00	1,050.00	2,957.50
Management Fees - Disbursement	8,909.50	8,000.00	909.50	7,982.90
Meeting Room Hire	1,050.00	1,000.00	50.00	1,022.91
Certificates S184 - S26	436.00	0.00	436.00	109.00
Inspection Fees	31.00	0.00	31.00	0.00
Sundry Expenses	437.10	250.00	187.10	960.27
Utilities - Electricity	2,094.23	3,000.00	(905.77)	2,266.10
Utilities - Elect Street Light	14,013.84	15,000.00	(986.16)	14,042.24
Website	4,368.97	3,500.00	868.97	3,082.21
<u>TOTAL EXPENDITURE</u>	114,943.42	115,779.84	(836.42)	103,003.70
<u>SURPLUS (DEFICIT)</u>	\$ 840.74	\$ (3,199.84)	\$ 4,040.58	\$ 3,865.59
Opening Admin. Balance	19,446.07	19,446.07	0.00	15,580.48
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 20,286.81	\$ 16,246.23	\$ 4,040.58	\$ 19,446.07





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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL 01/01/25-31/12/25	BUDGET 01/01/25-31/12/25	VARIANCE	ACTUAL 01/01/24-31/12/24
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Fund Levies	1,500.19	1,500.00	0.19	6,000.76
Interest On Investments	7,946.74	0.00	7,946.74	0.00
<u>TOTAL INCOME</u>	<u>9,446.93</u>	<u>1,500.00</u>	<u>7,946.93</u>	<u>6,000.76</u>
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	0.00	5,000.00	(5,000.00)	0.00
<u>TOTAL EXPENDITURE</u>	<u>0.00</u>	<u>5,000.00</u>	<u>(5,000.00)</u>	<u>0.00</u>
<u>SURPLUS (DEFICIT)</u>	<u>\$ 9,446.93</u>	<u>\$ (3,500.00)</u>	<u>\$ 12,946.93</u>	<u>\$ 6,000.76</u>
Opening Capital Works Balance	219,713.74	219,713.74	0.00	213,712.98
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 229,160.67</u>	<u>\$ 216,213.74</u>	<u>\$ 12,946.93</u>	<u>\$ 219,713.74</u>





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LOT BALANCE REPORT

31 December 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Capital Works Fund</u>	<u>Other</u>	<u>Total</u>
1		0.00	0.00	0.00	0.00
2		-2,346.60	0.00	0.00	-2,346.60
3		0.00	0.00	0.00	0.00
4		0.00	0.00	0.00	0.00
5		-553.57	0.00	0.00	-553.57
6		-1,296.51	0.00	0.00	-1,296.51
7		-1,581.77	0.00	0.00	-1,581.77
8		-0.62	0.00	0.00	-0.62
9		-412.61	0.00	0.00	-412.61
10		-468.27	0.00	0.00	-468.27
11		-910.22	0.00	0.00	-910.22
12		0.00	0.00	0.00	0.00
13		-827.64	0.00	0.00	-827.64
14		0.00	0.00	0.00	0.00
15		0.00	0.00	0.00	0.00
16		926.77	0.00	50.86	977.63
17		0.00	0.00	0.00	0.00
18		-539.66	0.00	0.00	-539.66
19		-745.06	0.00	0.00	-745.06
20		-0.62	0.00	0.00	-0.62
21		0.00	0.00	0.00	0.00
22		0.00	0.00	0.00	0.00
23		0.00	0.00	0.00	0.00
24		-361.79	0.00	0.00	-361.79
25		0.00	0.00	0.00	0.00
26		0.00	0.00	0.00	0.00
27		0.00	0.00	0.00	0.00
28		0.00	0.00	0.00	0.00
29		0.00	0.00	0.00	0.00
30		-798.60	0.00	0.00	-798.60
31		-2,222.23	0.00	0.00	-2,222.23
32		-0.62	0.00	0.00	-0.62
33		0.00	0.00	0.00	0.00
34		-4.92	0.00	0.00	-4.92
35		0.00	0.00	0.00	0.00
36		-2,821.42	0.00	0.00	-2,821.42
37		-0.62	0.00	0.00	-0.62
38		0.00	0.00	0.00	0.00
39		-0.62	0.00	0.00	-0.62
40		5.37	0.00	65.89	71.26
41		-0.62	0.00	0.00	-0.62
42		0.00	0.00	0.00	0.00
43		0.00	0.00	0.00	0.00
44		0.00	0.00	0.00	0.00
45		42.67	0.00	3.73	46.40
46		42.67	0.00	3.73	46.40
47		0.00	0.00	0.00	0.00
48		-716.02	0.00	0.00	-716.02
49		0.00	0.00	0.00	0.00



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LOT BALANCE REPORT

31 December 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Capital Works Fund</u>	<u>Other</u>	<u>Total</u>
50		0.00	0.00	0.00	0.00
51		-2,221.56	0.00	0.00	-2,221.56
52		0.00	0.00	0.00	0.00
53		0.00	0.00	0.00	0.00
54		0.00	0.00	0.00	0.00
55		0.00	0.00	0.00	0.00
56		0.00	0.00	0.00	0.00
57		0.00	0.00	0.00	0.00
58		0.00	0.00	0.00	0.00
59		0.00	0.00	0.00	0.00
60		0.00	0.00	0.00	0.00
61		-0.62	0.00	0.00	-0.62
62		0.00	0.00	0.00	0.00
63		-0.62	0.00	0.00	-0.62
64		0.00	0.00	0.00	0.00
65		0.00	0.00	15.98	15.98
66		0.00	0.00	0.00	0.00
67		0.00	0.00	0.00	0.00
68		-0.62	0.00	0.00	-0.62
69		0.00	0.00	0.00	0.00
70		0.00	0.00	0.00	0.00
71		0.00	0.00	0.00	0.00
72		0.00	0.00	0.00	0.00
73		-0.62	0.00	0.00	-0.62
74		-12.94	0.00	0.00	-12.94
75		-2,838.66	0.00	0.00	-2,838.66
76		-0.62	0.00	0.00	-0.62
77		-0.62	0.00	0.00	-0.62
78		-0.62	0.00	0.00	-0.62
79		-212.05	0.00	0.00	-212.05
80		0.00	0.00	0.00	0.00
81		-383.27	0.00	0.00	-383.27
82		-856.68	0.00	0.00	-856.68
83		0.00	0.00	0.00	0.00
84		59.44	0.00	1.51	60.95
85		-56.57	0.00	0.00	-56.57
86		0.00	0.00	0.00	0.00
87		0.00	0.00	0.00	0.00
88		0.00	0.00	0.00	0.00
89		0.00	0.00	0.00	0.00
90		0.00	0.00	0.00	0.00
91		0.00	0.00	0.00	0.00
92		-0.62	0.00	0.00	-0.62
93		-0.62	0.00	0.00	-0.62
94		0.00	0.00	0.00	0.00
95		0.00	0.00	0.00	0.00
96		-0.62	0.00	0.00	-0.62
97		-2.20	0.00	0.00	-2.20
98		0.00	0.00	0.00	0.00



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LOT BALANCE REPORT

31 December 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Capital Works Fund</u>	<u>Other</u>	<u>Total</u>
99		0.00	0.00	0.00	0.00
100		0.00	0.00	0.00	0.00
101		-564.16	0.00	0.00	-564.16
102		-223.55	0.00	0.00	-223.55
103		0.00	0.00	0.00	0.00
104		-45.68	0.00	0.00	-45.68
105		46.41	0.00	1.16	47.57
106		-45.68	0.00	0.00	-45.68
107		-45.98	0.00	0.00	-45.98
108		-45.68	0.00	0.00	-45.68
109		-46.49	0.00	0.00	-46.49
110		-45.68	0.00	0.38	-45.30
111		-45.68	0.00	0.00	-45.68
112		-61.71	0.00	0.00	-61.71
113		-470.54	0.00	0.00	-470.54
114		0.00	0.00	0.00	0.00
115		52.36	0.00	1.31	53.67
116		-18.30	0.00	0.00	-18.30
117		-51.43	0.00	0.00	-51.43
118		-1.52	0.00	0.00	-1.52
119		-51.43	0.00	0.43	-51.00
120		52.36	0.00	1.31	53.67
121		0.00	0.00	0.00	0.00
122		-51.43	0.00	0.00	-51.43
123		59.47	0.00	81.16	140.63
124		-51.43	0.00	0.00	-51.43
125		0.00	0.00	0.00	0.00
126		0.00	0.00	0.00	0.00
127		-2,645.06	0.00	0.00	-2,645.06
128		0.00	0.00	0.00	0.00
129		0.00	0.00	0.00	0.00
130		0.00	0.00	0.00	0.00
Total		(\$26,424.65)	\$0.00	\$227.45	(\$26,197.20)



Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	ACCOUNTING - BAS PREPARATION	
01/01/25	Accrual BAS Preparat	Accrual Bas Preparation Dec 24	-180.00
17/02/25	BAS Preparation	Acumen Strata	198.00
17/02/25	GST		-18.00
25/03/25	BAS&Tax Return 24 pr	Thomas Davis & Co	165.00
25/03/25	GST		-15.00
15/05/25	BAS Preparation	Acumen Strata	198.00
15/05/25	GST		-18.00
16/06/25	Tax Preparation	Acumen Strata	236.25
16/06/25	GST		-21.48
15/08/25	BAS Preparation	Acumen Strata	198.00
15/08/25	GST		-18.00
17/11/25	BAS Preparation	Acumen Strata	198.00
17/11/25	GST		-18.00
31/12/25	Accrual BAS Dec 25	Accrual Bas Dec 25	180.00
	Total:		1,084.77
12505	Administrative Fund	AUDITORS - AUDIT SERVICES	
30/01/25	Audit 24	Thomas Davis & Co	550.00
30/01/25	GST		-50.00
	Total:		500.00
12705	Administrative Fund	BANK CHARGES	
31/01/25	StrataPay Trans/Svce		7.60
31/01/25	GST		-0.69
28/02/25	StrataPay Trans/Svce		7.60
28/02/25	GST		-0.69
05/03/25	StrataPay BPay Fees		10.00
05/03/25	GST		-0.91
31/03/25	StrataPay Trans/Svce		31.20
31/03/25	GST		-2.84
30/04/25	StrataPay Trans/Svce		19.95
30/04/25	GST		-1.81
30/05/25	StrataPay Trans/Svce		23.75
30/05/25	GST		-2.16
30/06/25	StrataPay Trans/Svce		20.35
30/06/25	GST		-1.85
31/07/25	StrataPay Trans/Svce		12.35
31/07/25	GST		-1.12
29/08/25	StrataPay Trans/Svce		17.10
29/08/25	GST		-1.55
30/09/25	StrataPay Trans/Svce		27.95
30/09/25	GST		-2.54
31/10/25	StrataPay Trans/Svce		10.45
31/10/25	GST		-0.95





Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12705	Administrative Fund	BANK CHARGES	
28/11/25	StrataPay Trans/Svce		18.05
28/11/25	GST		-1.64
31/12/25	StrataPay Trans/Svce		19.40
31/12/25	GST		-1.76
	Total:		205.24
13150	Administrative Fund	CONSULTANCY	
16/01/25	Credit L88 Design Re	Credit L88 Design Review Pa	550.00
16/01/25	GST		-50.00
16/01/25	L88 Design Review	Igor & Inna Kazagrandi	-275.00
16/01/25	GST		25.00
31/07/25	L2 Design Review Pan	Lahznimmo Architects Pty Ltd	1,100.00
31/07/25	GST		-100.00
06/08/25	Insurance Valuation	Qia Group	350.00
06/08/25	GST		-31.82
11/08/25	Design Review Lot 2	Deposited Plan No. 285910	-1,100.00
11/08/25	GST		100.00
	Total:		568.18
13405	Administrative Fund	ELECTRICAL REPAIRS	
07/02/25	Electrical repairs	Jolt Electrical Contractors	283.25
07/02/25	GST		-25.75
15/03/25	Replace broken light	Jolt Electrical Contractors	1,684.94
15/03/25	GST		-153.18
07/06/25	Repair the lights	Jolt Electrical Contractors	308.00
07/06/25	GST		-28.00
25/07/25	Street Light Breaker	Jolt Electrical Contractors	5,142.50
25/07/25	GST		-467.50
28/07/25	Darwin ave light pol	Jolt Electrical Contractors	880.42
28/07/25	GST		-80.04
11/08/25	L11 AC isolate&disp	Jolt Electrical Contractors	478.50
11/08/25	GST		-43.50
11/08/25	1st Light from brodi	Jolt Electrical Contractors	641.74
11/08/25	GST		-58.34
	Total:		8,563.04
13905	Administrative Fund	GARDEN & GROUNDS	
01/01/25	Gardening 19/12	Gardens In Mind	1,799.60
01/01/25	GST		-163.60
01/01/25	Accrual Gardening 19	Accrual Gardening 19/12	-1,636.00
07/01/25	Gardening 06/01	Gardens In Mind	1,799.60
07/01/25	GST		-163.60
27/01/25	Gardening 20/01	Gardens In Mind	1,799.60
27/01/25	GST		-163.60



Community Association D.P. No. 270427

ACCOUNTS SUMMARY 1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
13905	Administrative Fund	GARDEN & GROUNDS	
16/02/25	Gardening 03/02	Gardens In Mind	1,799.60
16/02/25	GST		-163.60
22/02/25	Gardening 17/02	Gardens In Mind	1,799.60
22/02/25	GST		-163.60
09/03/25	Gardening 03/03	Gardens In Mind	1,799.60
09/03/25	GST		-163.60
29/03/25	Gardening 26/03	Gardens In Mind	1,799.60
29/03/25	GST		-163.60
20/04/25	Gardening 14/04	Gardens In Mind	1,799.60
20/04/25	GST		-163.60
18/05/25	Gardening 05/05	Gardens In Mind	1,799.60
18/05/25	GST		-163.60
01/06/25	Gardening 26/05	Gardens In Mind	1,799.60
01/06/25	GST		-163.60
29/06/25	Gardening 16-30/06	Gardens In Mind	3,599.20
29/06/25	GST		-327.20
13/07/25	Gardening14/07-04/08	Gardens In Mind	3,599.20
13/07/25	GST		-327.20
31/08/25	Gardening 25/08	Gardens In Mind	1,799.60
31/08/25	GST		-163.60
21/09/25	Gardening 17/09	Gardens In Mind	1,799.60
21/09/25	GST		-163.60
06/10/25	Gardening 02/10	Gardens In Mind	1,799.60
06/10/25	GST		-163.60
13/10/25	Gardening 13/10	Gardens In Mind	1,799.60
13/10/25	GST		-163.60
15/11/25	Gardening 27/10	Gardens In Mind	1,804.00
15/11/25	GST		-164.00
15/11/25	Gardening 10/11	Gardens In Mind	1,804.00
15/11/25	GST		-164.00
30/11/25	Gardening 26/11	Gardens In Mind	2,239.16
30/11/25	GST		-203.56
16/12/25	Gardening 09/12	Gardens In Mind	1,804.00
16/12/25	GST		-164.00
31/12/25	Accrual Gardening 23	Accrual Gardening 23/12	1,640.00
	Total:		36,407.60
14310	Administrative Fund	INSURANCE - PREMIUM	
07/03/25	Insurance 25/26	Bac Insurance Brokers	3,596.68
07/03/25	GST		-326.97
07/03/25	F & E Service Levy	Bac Insurance Brokers	156.45
07/03/25	GST		-14.22
07/03/25	Underwriter Fee	Bac Insurance Brokers	110.00
07/03/25	GST		-10.00



Community Association D.P. No. 270427

ACCOUNTS SUMMARY 1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14310	Administrative Fund	INSURANCE - PREMIUM	
07/03/25	Stamp Duty	Bac Insurance Brokers	337.78
07/03/25	Broker Fee	Bac Insurance Brokers	715.00
07/03/25	GST		-65.00
18/09/25	Insurance 25/26	Bac Insurance Brokers	26.25
18/09/25	GST		-2.39
18/09/25	F & E Service Levy	Bac Insurance Brokers	3.72
18/09/25	GST		-0.34
18/09/25	Stamp Duty	Bac Insurance Brokers	2.71
	Total:		4,529.67
14605	Administrative Fund	LEGAL & DEBT COLLECTION FEE	
02/04/25	Credit Arrears Notic	Credit Arrears Notice Lot 117	27.50
02/04/25	GST		-2.50
	Total:		25.00
15005	Administrative Fund	MANAGEMENT FEES	
01/01/25	Overcharged Mgt Fee	Overcharged Mgt Fee Oct 24	33.43
15/01/25	Management Fees	Acumen Strata	2,466.67
15/01/25	GST		-224.24
15/02/25	Management Fees	Acumen Strata	2,466.67
15/02/25	GST		-224.24
17/02/25	Management Fees	Acumen Strata	-36.77
17/02/25	GST		3.34
15/03/25	Management Fees	Acumen Strata	2,466.67
15/03/25	GST		-224.24
15/04/25	Management Fees	Acumen Strata	2,466.67
15/04/25	GST		-224.24
15/05/25	Management Fees	Acumen Strata	2,466.67
15/05/25	GST		-224.24
15/06/25	Management Fees	Acumen Strata	2,466.67
15/06/25	GST		-224.24
15/07/25	Management Fees	Acumen Strata	2,466.67
15/07/25	GST		-224.24
15/08/25	Management Fees	Acumen Strata	2,466.67
15/08/25	GST		-224.24
15/09/25	Management Fees	Acumen Strata	2,466.67
15/09/25	GST		-224.24
15/10/25	Management Fees	Acumen Strata	2,466.67
15/10/25	GST		-224.24
15/11/25	Management Fees	Acumen Strata	2,609.74
15/11/25	GST		-237.25
15/12/25	Management Fees	Acumen Strata	2,609.74
15/12/25	GST		-237.25
	Total:		27,169.28





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1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15010	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
17/02/25	Issue Work Order/Quo	Acumen Strata	49.50
17/02/25	GST		-4.50
17/02/25	Consultancy	Acumen Strata	770.00
17/02/25	GST		-70.00
17/03/25	Consultancy	Acumen Strata	55.00
17/03/25	GST		-5.00
16/04/25	Consultancy	Acumen Strata	247.50
16/04/25	GST		-22.50
15/05/25	Issue Work Order/Quo	Acumen Strata	24.75
15/05/25	GST		-2.25
16/06/25	Issue Work Order/Quo	Acumen Strata	24.75
16/06/25	GST		-2.25
16/06/25	Consultancy	Acumen Strata	55.00
16/06/25	GST		-5.00
14/07/25	Issue Work Order/Quo	Acumen Strata	74.25
14/07/25	GST		-6.75
15/08/25	Issue Work Order/Quo	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Consultancy	Acumen Strata	2,035.00
15/08/25	GST		-185.00
16/09/25	Consultancy	Acumen Strata	110.00
16/09/25	GST		-10.00
15/10/25	Issue Work Order/Quo	Acumen Strata	24.75
15/10/25	GST		-2.25
15/10/25	Consultancy	Acumen Strata	165.00
15/10/25	GST		-15.00
17/11/25	Consultancy	Acumen Strata	495.00
17/11/25	GST		-45.00
16/12/25	Consultancy	Acumen Strata	825.00
16/12/25	GST		-75.00
	Total:		4,550.00
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
01/01/25	Overcharged Disburs	Overcharged Disburs Fee Oct 24	7.01
15/01/25	Disbursements-Fixed	Acumen Strata	637.50
15/01/25	GST		-57.95
16/01/25	Levy Notice Inc Post	Acumen Strata	21.00
16/01/25	GST		-1.91
15/02/25	Disbursements-Fixed	Acumen Strata	637.50
15/02/25	GST		-57.95
17/02/25	Disbursements-Fixed	Acumen Strata	-7.71
17/02/25	GST		0.70
17/02/25	Postage Small	Acumen Strata	26.01
17/02/25	GST		-2.36



THOMAS DAVIS & CO
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1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
17/02/25	Levy Notice Inc Post	Acumen Strata	8.40
17/02/25	GST		-0.76
17/02/25	Photocopying	Acumen Strata	24.75
17/02/25	GST		-2.25
15/03/25	Disbursements-Fixed	Acumen Strata	637.50
15/03/25	GST		-57.95
17/03/25	Postage Small	Acumen Strata	28.90
17/03/25	GST		-2.63
17/03/25	Postage Large	Acumen Strata	60.62
17/03/25	GST		-5.51
17/03/25	Levy Notice Inc Post	Acumen Strata	4.20
17/03/25	GST		-0.38
17/03/25	Term Deposit Mgnt	Acumen Strata	55.00
17/03/25	GST		-5.00
17/03/25	Photocopying	Acumen Strata	300.85
17/03/25	GST		-27.35
15/04/25	Disbursements-Fixed	Acumen Strata	637.50
15/04/25	GST		-57.95
16/04/25	Postage Small	Acumen Strata	28.90
16/04/25	GST		-2.63
16/04/25	Levy Notice Inc Post	Acumen Strata	42.00
16/04/25	GST		-3.82
16/04/25	Photocopying	Acumen Strata	335.50
16/04/25	GST		-30.50
15/05/25	Disbursements-Fixed	Acumen Strata	637.50
15/05/25	GST		-57.95
15/06/25	Disbursements-Fixed	Acumen Strata	637.50
15/06/25	GST		-57.95
16/06/25	Postage Small	Acumen Strata	28.90
16/06/25	GST		-2.63
16/06/25	Levy Notice Inc Post	Acumen Strata	50.40
16/06/25	GST		-4.58
16/06/25	Photocopying	Acumen Strata	171.60
16/06/25	GST		-15.60
14/07/25	Postage Small	Acumen Strata	23.12
14/07/25	GST		-2.10
14/07/25	Term Deposit Mgnt	Acumen Strata	41.25
14/07/25	GST		-3.75
14/07/25	Photocopying	Acumen Strata	35.20
14/07/25	GST		-3.20
15/07/25	Disbursements-Fixed	Acumen Strata	637.50
15/07/25	GST		-57.95
15/08/25	Disbursements-Fixed	Acumen Strata	637.50
15/08/25	GST		-57.95





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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
15/08/25	Postage Small	Acumen Strata	23.12
15/08/25	GST		-2.10
15/08/25	Archive Storage	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Levy Notice Inc Post	Acumen Strata	33.60
15/08/25	GST		-3.05
15/08/25	Photocopying	Acumen Strata	22.00
15/08/25	GST		-2.00
15/09/25	Disbursements-Fixed	Acumen Strata	637.50
15/09/25	GST		-57.95
16/09/25	Archive Storage	Acumen Strata	49.50
16/09/25	GST		-4.50
16/09/25	Levy Notice Inc Post	Acumen Strata	63.00
16/09/25	GST		-5.73
16/09/25	Term Deposit Mgnt	Acumen Strata	41.25
16/09/25	GST		-3.75
15/10/25	Disbursements-Fixed	Acumen Strata	674.48
15/10/25	GST		-61.32
15/10/25	Postage Small	Acumen Strata	23.12
15/10/25	GST		-2.10
15/10/25	Archive Storage	Acumen Strata	49.50
15/10/25	GST		-4.50
15/10/25	Levy Notice Inc Post	Acumen Strata	4.20
15/10/25	GST		-0.38
15/10/25	Term Deposit Mgnt	Acumen Strata	41.25
15/10/25	GST		-3.75
15/10/25	Photocopying	Acumen Strata	26.40
15/10/25	GST		-2.40
15/11/25	Disbursements-Fixed	Acumen Strata	674.48
15/11/25	GST		-61.32
17/11/25	Archive Storage	Acumen Strata	49.50
17/11/25	GST		-4.50
15/12/25	Disbursements-Fixed	Acumen Strata	674.48
15/12/25	GST		-61.32
16/12/25	Postage Large	Acumen Strata	34.93
16/12/25	GST		-3.18
16/12/25	Archive Storage	Acumen Strata	49.50
16/12/25	GST		-4.50
16/12/25	Levy Notice Inc Post	Acumen Strata	46.20
16/12/25	GST		-4.20
16/12/25	Photocopying	Acumen Strata	146.30
16/12/25	GST		-13.30
	Total:		8,909.50





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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15040	Administrative Fund	MEETING ROOM HIRE	
24/02/25	Room Hire	Little Bay Coast Centre	198.00
24/02/25	GST		-18.00
17/03/25	Room Hire	Little Bay Coast Centre	198.00
17/03/25	GST		-18.00
23/04/25	Room Hire 28/04	Little Bay Coast Centre	132.00
23/04/25	GST		-12.00
11/06/25	Room Hire 16/06	Little Bay Coast Centre	165.00
11/06/25	GST		-15.00
01/08/25	Room Hire 04/08	Little Bay Coast Centre	132.00
01/08/25	GST		-12.00
07/10/25	Room Hire 13/10	Little Bay Coast Centre	165.00
07/10/25	GST		-15.00
02/12/25	Room Hire 01/12	Little Bay Coast Centre	165.00
02/12/25	GST		-15.00
	Total:		1,050.00
16210	Administrative Fund	CERTIFICATES S184 - S26	
14/07/25	Certificate fee	Acumen Strata	119.90
14/07/25	GST		-10.90
17/11/25	Certificate fee	Acumen Strata	239.80
17/11/25	GST		-21.80
31/12/25	Backdate charged S17	Backdate Charged S174 Lot 48	109.00
	Total:		436.00
16211	Administrative Fund	INSPECTION FEES	
17/03/25	Inspection Fees	Acumen Strata	34.10
17/03/25	GST		-3.10
	Total:		31.00
16295	Administrative Fund	SUNDRY EXPENSES	
12/03/25	Reimb.coffee for mee	Fiona Yeum	20.50
05/05/25	Supply sided keys	Maroubra Locksmiths	302.50
05/05/25	GST		-27.50
03/07/25	Trade monitor 25/26	Trades Monitor Ebix Australia	97.90
03/07/25	GST		-8.90
31/12/25	Accrual Expense clai	Accrual Expense Claim	22.60
31/12/25	Accrual GIPA Request	Accrual Gipa Request	30.00
	Total:		437.10
17005	Administrative Fund	UTILITIES - ELECTRICITY	
01/01/25	Electricity Sep-Dec	Agl 33837	127.62
01/01/25	GST		-11.60
01/01/25	Accrual Electricity	Accrual Electricity Sep-Dec 24	-116.02
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-83.46





Community Association D.P. No. 270427

ACCOUNTS SUMMARY 1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
17005	Administrative Fund	UTILITIES - ELECTRICITY	
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-73.98
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	81.38
03/01/25	GST		-7.40
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	91.81
03/01/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	0.13
04/02/25	GST		-0.01
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	91.81
04/02/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	1.00
04/02/25	GST		-0.09
12/02/25	Returned Payment-SPa		-0.13
12/02/25	GST		0.01
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	72.62
04/03/25	GST		-6.60
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	82.91
04/03/25	GST		-7.54
26/03/25	Electricity Dec-Mar	Agl 33837	74.25
26/03/25	GST		-6.75
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	91.81
03/04/25	GST		-8.35
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	81.38
03/04/25	GST		-7.40
05/05/25	Electricity Mar-Apr	Energy Australia - (97410)	7.59
05/05/25	GST		-0.69
03/06/25	Electricity Apr-May	Energy Australia - (97410)	91.81
03/06/25	GST		-8.35
03/06/25	Electricity Apr-May	Energy Australia - (97410)	78.88
03/06/25	GST		-7.17
25/06/25	Electric Mar-Jun 25	Agl 33837	223.55
25/06/25	GST		-20.32
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	88.84
03/07/25	GST		-8.08
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	78.75
03/07/25	GST		-7.16
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	97.93
04/08/25	GST		-8.90
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	86.68
04/08/25	GST		-7.88
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	11.85
03/09/25	GST		-1.08
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	98.14
03/09/25	GST		-8.92
25/09/25	Electric Jun-Sep 25	Agl 33837	156.56





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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
17005	Administrative Fund	UTILITIES - ELECTRICITY	
25/09/25	GST		-14.23
03/10/25	Electric Aug-Sep 25	Energy Australia - (97410)	84.05
03/10/25	GST		-7.64
03/10/25	Electric Aug-Sep 25	Energy Australia - (97410)	94.97
03/10/25	GST		-8.63
04/11/25	Electric Sep-Oct 25	Energy Australia - (97410)	98.14
04/11/25	GST		-8.92
05/11/25	Electric Sep-Oct 25	Energy Australia - (97410)	11.85
05/11/25	GST		-1.08
03/12/25	Electric Oct-Nov 25	Energy Australia - (97410)	84.05
03/12/25	GST		-7.64
03/12/25	Electric Oct-Nov 25	Energy Australia - (97410)	94.97
03/12/25	GST		-8.63
31/12/25	Accrual Electric Sep	Accrual Electric Sep-Dec 25	122.07
31/12/25	Accrual Electric Nov	Accrual Electric Nov-Dec 25	78.95
31/12/25	Accrual Electric Nov	Accrual Electric Nov-Dec 25	89.22
	Total:		2,094.23
17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
01/01/25	Accrual Electricity	Accrual Electricity Dec 24	-934.79
03/01/25	Electricity Dec 24	Energy Australia - (97410)	1,028.27
03/01/25	GST		-93.48
04/02/25	Electricity Jan 25	Energy Australia - (97410)	1,055.36
04/02/25	GST		-95.94
05/03/25	Electricity Feb 25	Energy Australia - (97410)	1,029.18
05/03/25	GST		-93.56
04/04/25	Electricity Mar 25	Energy Australia - (97410)	1,245.87
04/04/25	GST		-113.26
06/05/25	Electricity Apr 25	Energy Australia - (97410)	1,311.75
06/05/25	GST		-119.25
04/06/25	Electricity May 25	Energy Australia - (97410)	1,446.58
04/06/25	GST		-131.51
04/07/25	Electricity Jun 25	Energy Australia - (97410)	1,443.79
04/07/25	GST		-131.25
05/08/25	Electricity Jul 25	Energy Australia - (97410)	1,590.07
05/08/25	GST		-144.55
04/09/25	Electricity Aug 25	Energy Australia - (97410)	1,429.94
04/09/25	GST		-129.99
06/10/25	Electricity Sep 25	Energy Australia - (97410)	1,347.58
06/10/25	GST		-122.51
04/11/25	Electricity Oct 25	Energy Australia - (97410)	1,273.31
04/11/25	GST		-115.76
04/12/25	Electricity Nov 25	Energy Australia - (97410)	1,129.77
04/12/25	GST		-102.71





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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
31/12/25	Accrual Electricity	Accrual Electricity Dec 25	1,010.93
	Total:		14,013.84
17070	Administrative Fund	WEBSITE	
01/01/25	Web Updates&Maintena	Highland Creative	148.50
01/01/25	GST		-13.50
01/01/25	Accrual Web Updates&	Accrual Web Updates&Maintena	-135.00
30/01/25	Web Updates&Maintena	Highland Creative	198.00
30/01/25	GST		-18.00
30/03/25	Web Updates&Maintena	Highland Creative	148.50
30/03/25	GST		-13.50
28/04/25	Web Updates&Maintena	Highland Creative	358.88
28/04/25	GST		-32.63
06/05/25	Website domain payme	Acumen Strata	99.00
06/05/25	GST		-9.00
27/05/25	Website updates	Highland Creative	239.25
27/05/25	GST		-21.75
29/06/25	Website Updates and	Highland Creative	1,989.90
29/06/25	GST		-180.90
01/07/25	Website maint 12mont	Highland Creative	396.00
01/07/25	GST		-36.00
24/08/25	Basic cPanel Hosting	Webcentral	153.69
24/08/25	GST		-13.97
31/08/25	Website Updates&Main	Highland Creative	696.49
31/08/25	GST		-63.32
31/10/25	Website Updates&Main	Highland Creative	292.41
31/10/25	GST		-26.58
30/11/25	Website Updates&Main	Highland Creative	233.75
30/11/25	GST		-21.25
	Total:		4,368.97



Community Association D.P. No. 270427

BALANCE SHEET

AS AT 31 JANUARY 2026

	ACTUAL 31/01/2026	ACTUAL 31/12/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	42,628.36	20,286.81
Capital Works Fund	229,160.67	229,160.67
<u>TOTAL</u>	<u>\$ 271,789.03</u>	<u>\$ 249,447.48</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	39,026.60	46,569.82
Investment A/C Capital Works	109,965.53	109,965.53
Investment A/C Capital Works 2	122,423.62	122,423.62
Levies In Arrears	5,439.23	1,287.52
Other Arrears	203.50	159.50
Interest On Overdue Levies	114.16	67.95
Secondary Debtors	0.00	236.50
<u>TOTAL ASSETS</u>	277,172.64	280,710.44
 <u>LIABILITIES</u>		
Gst Clearing Account	1,907.03	295.52
Arrears Clearing Account	16.50	(27.50)
Creditors	757.64	0.00
Accruals	0.00	3,282.77
Levies In Advance	2,702.44	27,712.17
<u>TOTAL LIABILITIES</u>	5,383.61	31,262.96
 <u>NET ASSETS</u>	 <u>\$ 271,789.03</u>	 <u>\$ 249,447.48</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 31 JANUARY 2026

	ACTUAL 01/01/26-31/01/26	BUDGET 01/01/26-31/12/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	27,500.05	110,000.00	25.00	110,000.28
Certificate Fees	218.00	0.00		436.00
Inspection Fees	0.00	0.00	0.00	31.00
Recovery - Rental	215.00	2,580.00	8.33	2,580.00
Sundry	0.00	0.00	0.00	2,462.73
Interest On Overdue Levies	46.21	0.00		274.15
<u>TOTAL INCOME</u>	27,979.26	112,580.00		115,784.16
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	(180.00)	1,100.00	(16.36)	1,084.77
Auditors - Audit Services	0.00	500.00	0.00	500.00
Bank Charges	6.91	200.00	3.46	205.24
Consultancy	0.00	1,000.00	0.00	568.18
Electrical Repairs	0.00	1,500.00	0.00	8,563.04
Garden & Grounds	1,640.00	40,000.00	4.10	36,407.60
Insurance - Premium	0.00	4,929.84	0.00	4,529.67
Legal & Debt Collection Fee	0.00	0.00	0.00	25.00
Legal Fees	0.00	5,000.00	0.00	0.00
Management Fees	2,372.49	27,300.00	8.69	27,169.28
Management Fees - Additional	200.00	3,500.00	5.71	4,550.00
Management Fees - Disbursement	800.55	8,000.00	10.01	8,909.50
Meeting Room Hire	0.00	1,000.00	0.00	1,050.00
Certificates S184 - S26	109.00	0.00		436.00
Inspection Fees	0.00	0.00	0.00	31.00
Sundry Expenses	0.00	250.00	0.00	437.10
Utilities - Electricity	0.00	3,000.00	0.00	2,094.23
Utilities - Elect Street Light	0.00	15,000.00	0.00	14,013.84
Website	688.76	3,500.00	19.68	4,368.97
<u>TOTAL EXPENDITURE</u>	5,637.71	115,779.84		114,943.42
<u>SURPLUS (DEFICIT)</u>	\$ 22,341.55	\$ (3,199.84)		\$ 840.74
Opening Admin. Balance	20,286.81	20,286.81	100.00	19,446.07
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 42,628.36	\$ 17,086.97		\$ 20,286.81

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 31 JANUARY 2026

	ACTUAL 01/01/26-31/01/26	BUDGET 01/01/26-31/12/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Fund Levies	0.00	0.00	0.00	1,500.19
Interest On Investments	0.00	0.00	0.00	7,946.74
<u>TOTAL INCOME</u>	0.00	0.00		9,446.93
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	0.00	5,000.00	0.00	0.00
<u>TOTAL EXPENDITURE</u>	0.00	5,000.00		0.00
<u>SURPLUS (DEFICIT)</u>	\$ 0.00	\$ (5,000.00)		\$ 9,446.93
Opening Capital Works Balance	<u>229,160.67</u>	<u>229,160.67</u>	100.00	<u>219,713.74</u>
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 229,160.67</u>	<u>\$ 224,160.67</u>		<u>\$ 229,160.67</u>



ACUMEN STRATA

Acumen Strata
Management Pty Ltd
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Newtown NSW 2042
02 7253 5820
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ABN: 85 609 860 568
Liability limited by a scheme approved under Professional Standards Legislation

Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 31 January 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	ACCOUNTING - BAS PREPARATION	
01/01/26	Accrual BAS Dec 25	Accrual Bas Dec 25	-180.00
	Total:		-180.00
12705	Administrative Fund	BANK CHARGES	
30/01/26	StrataPay Trans/Svce		7.60
30/01/26	GST		-0.69
	Total:		6.91
13905	Administrative Fund	GARDEN & GROUNDS	
01/01/26	Accrual Gardening 23	Accrual Gardening 23/12	-1,640.00
01/01/26	Gardening 23/12	Gardens In Mind	1,804.00
01/01/26	GST		-164.00
18/01/26	Gardening 05/01	Gardens In Mind	1,804.00
18/01/26	GST		-164.00
	Total:		1,640.00
15005	Administrative Fund	MANAGEMENT FEES	
15/01/26	Management Fees	Acumen Strata	2,609.74
15/01/26	GST		-237.25
	Total:		2,372.49
15010	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
15/01/26	Consultancy	Acumen Strata	220.00
15/01/26	GST		-20.00
	Total:		200.00
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
15/01/26	Disbursements-Fixed	Acumen Strata	674.48
15/01/26	GST		-61.32
15/01/26	Postage Small	Acumen Strata	20.23
15/01/26	GST		-1.84
15/01/26	Archive Storage	Acumen Strata	49.50
15/01/26	GST		-4.50
15/01/26	Term Deposit Mgnt	Acumen Strata	82.50
15/01/26	GST		-7.50
15/01/26	Photocopying	Acumen Strata	53.90
15/01/26	GST		-4.90
	Total:		800.55
16210	Administrative Fund	CERTIFICATES S184 - S26	
01/01/26	Backdate charged S17	Backdate Charged S174 Lot 48	-109.00
15/01/26	Certificate fee	Acumen Strata	239.80
15/01/26	GST		-21.80
	Total:		109.00



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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 31 January 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
16295	Administrative Fund	SUNDRY EXPENSES	
01/01/26	Expense claim	John Pearson	22.60
01/01/26	Accrual Expense clai	Accrual Expense Claim	-22.60
01/01/26	GIPA Request	Acumen Strata	30.00
01/01/26	Accrual GIPA Request	Accrual Gipa Request	-30.00
	Total:		0.00
17005	Administrative Fund	UTILITIES - ELECTRICITY	
01/01/26	Electric Sep-Dec 25	Agl 33837	134.28
01/01/26	GST		-12.21
01/01/26	Accrual Electric Sep	Accrual Electric Sep-Dec 25	-122.07
01/01/26	Accrual Electric Nov	Accrual Electric Nov-Dec 25	-78.95
01/01/26	Accrual Electric Nov	Accrual Electric Nov-Dec 25	-89.22
05/01/26	Electric Nov-Dec 25	Energy Australia - (97410)	86.85
05/01/26	GST		-7.90
05/01/26	Electric Nov-Dec 25	Energy Australia - (97410)	98.14
05/01/26	GST		-8.92
	Total:		0.00
17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
01/01/26	Accrual Electricity	Accrual Electricity Dec 25	-1,010.93
27/01/26	Electricity Dec 25	Energy Australia - (97410)	1,112.02
27/01/26	GST		-101.09
	Total:		0.00
17070	Administrative Fund	WEBSITE	
24/01/26	Website Updates&Main	Highland Creative	757.64
24/01/26	GST		-68.88
	Total:		688.76

Prince Henry at Little Bay Community Association | On-line meeting
to address formal complaint re critical internet outage
Wednesday 2:30pm, Wednesday 4 February

ATTENDEES

- Andy Tybell – Chief Revenue & Product Officer, Wholesale & Growth, Uniti/Opticomm
- John Pearson – Chair, PHCA Association Committee
- Susan Graham – Secretary, PHCA Association Committee
- Michelle Morgan – Member, PHCA Association Committee

AGENDA

Referring to correspondence dated 22 January

1. Detailed explanation of the underlying cause of the outage and the actions taken to restore services.
2. Duration of the outage, including clarification of the applicable service level agreements and how such an extended outage across multiple connections was permissible.
3. Inadequate and inconsistent communication during the outage period.
4. Requirement for a functioning internet connection to support VoIP services.
5. Uniti's strategic infrastructure upgrade strategy and ongoing maintenance programmes.
6. Appropriate compensation plan for Prince Henry customers, noting that many customers had prepaid for the outage period yet have received standard invoices for the forthcoming month.

Additional Issues

7. Reliance on Wi-Fi calling for mobile services, particularly access to emergency services (000).

8. Inaccurate or inconsistent information published on Opticomm's and Uniti's outage web pages.
9. Clarification on whether the outage was limited to Prince Henry customers or impacted a broader customer base.
10. Whether the critical nature of the outage could have been mitigated through duplicate and redundant backhaul (eg: a secondary fibre link in a separate duct), and whether Uniti/Opticomm currently maintain a redundant network path.
11. There's considerable community concern that Uniti/Opticomm intends to withdraw access to free-to-air television via its network in the future. Is this true? And, is Uniti/Opticomm aware of the obligation of the PHCA original provider to ensure that the overall service offering includes the following:
 - a) Fixed line voice services
 - b) Internet connectivity
 - c) Free to air television
 - d) Pay TV (Foxtel)
 - e) Email services?
12. Provision of written response to all of the issues raised in correspondence and during the on-line meeting by 18 February 2026.