

# INDICATIVE BUDGET ONLY

PIPPIS, 11 Orlando Street COFFS HARBOUR  
Stratum Development / BMC

Printed 14/05/2025

Page 1

## Administrative Fund

### Expense

Admin - Bank Processing Fee	\$25.00
Admin - Compliance & Risk Management	\$150.00
Admin - Meeting Fee	\$155.00
Admin - Postage (Agent)	\$100.00
Admin - Registration/Licence/Applic. Fees	\$200.00
Admin - Regulation 41 Report (PSAA)	\$150.00
Admin - Tax Return Preparation	\$150.00
Fire Protection	\$10,000.00
Insurance Premiums	\$50,000.00
Maint Bldg - Cleaning (Bins)	\$7,000.00
Maint Bldg - Cleaning (General)	\$20,000.00
Maint Bldg - General Repairs	\$5,000.00
Maint Bldg - Plumbing - Backflow Prevention Testing	\$500.00
Maint Bldg - Pumps	\$1,500.00
Maint Grounds - Lawns/Gardens	\$4,000.00
Management Fee	\$1,000.00
Utility - Electricity	\$10,000.00
Utility - Water & Sewerage	\$1,000.00

<b>TOTAL ADMIN FUND</b>	<b>\$110,930.00</b>
<b>Increase/Reduce ADMIN FUND</b>	<b>\$70.00</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$111,000.00</b>

**PIPPIS, 11 Orlando Street COFFS HARBOUR**  
*Stratum Development / BMC*

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## **Capital Works Fund**

### **Expense**

Admin - Common Property: CWF Reserve	\$20,000.00
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<b>TOTAL CAP. WORKS FUND</b>	<b>\$20,000.00</b>
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<b>TOTAL CAP. WORKS BUDGET</b>	<b>\$20,000.00</b>
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**PIPPIS, 11 Orlando Street COFFS HARBOUR**  
*Stratum Development / BMC*

**Instalments**

**Contribution Schedule**

			Admin	Cap. Works	Total	Lot 1			Lot 2					
						Admin	Cap. Works	Total	Admin	Cap. Works	Total			
Total Expenditure			\$110,930.00	\$20,000.00	<b>\$130,930.00</b>	\$99,837.00	\$18,000.00	<b>\$117,837.00</b>	\$11,093.00	\$2,000.00	<b>\$13,093.00</b>			
Surplus/Shortfall			\$70.00	\$0.00	<b>\$70.00</b>	\$63.00	\$0.00	<b>\$63.00</b>	\$7.00	\$0.00	<b>\$7.00</b>			
Subtotal			\$111,000.00	\$20,000.00	<b>\$131,000.00</b>	\$99,900.00	\$18,000.00	<b>\$117,900.00</b>	\$11,100.00	\$2,000.00	<b>\$13,100.00</b>			
Discount			\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>			
GST			\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>			
Amount to Collect			\$111,000.00	\$20,000.00	<b>\$131,000.00</b>	\$99,900.00	\$18,000.00	<b>\$117,900.00</b>	\$11,100.00	\$2,000.00	<b>\$13,100.00</b>			
<b>Instalment</b>	<b>Due Date</b>	<b>Levy Period</b>												
Instalment 1			\$27,750.00	\$5,000.00	<b>\$32,750.00</b>	\$24,975.00	\$4,500.00	<b>\$29,475.00</b>	\$2,775.00	\$500.00	<b>\$3,275.00</b>			
Instalment 2			\$27,750.00	\$5,000.00	<b>\$32,750.00</b>	\$24,975.00	\$4,500.00	<b>\$29,475.00</b>	\$2,775.00	\$500.00	<b>\$3,275.00</b>			
Instalment 3			\$27,750.00	\$5,000.00	<b>\$32,750.00</b>	\$24,975.00	\$4,500.00	<b>\$29,475.00</b>	\$2,775.00	\$500.00	<b>\$3,275.00</b>			
Instalment 4			\$27,750.00	\$5,000.00	<b>\$32,750.00</b>	\$24,975.00	\$4,500.00	<b>\$29,475.00</b>	\$2,775.00	\$500.00	<b>\$3,275.00</b>			

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 1

## Administrative Fund

### Expense

Admin - 'Strata Hub' Admin Fee (SSMR - Sched 4)	\$100.00
Admin - Bank Processing Fee	\$25.00
Admin - Compliance & Risk Management	\$150.00
Admin - Levy Contribution - BMC/Stratum	\$99,900.00
Admin - Postage	\$100.00
Admin - Registration/Licence/Applic. Fees	\$200.00
Admin - Regulation 41 Report (PSAA)	\$150.00
Admin - Tax Return Preparation	\$150.00
Admin - cl.43 Mandatory Reporting (SSMR)	\$150.00
Insurance Premiums	\$2,000.00
Maint Bldg - Cleaning (Windows-Limited Access)	\$11,000.00
Maint Bldg - General Repairs & Maintenance	\$1,000.00
Maint Bldg - Lift Contract	\$15,000.00
Maint Bldg - Lift Telephone	\$750.00
Management Fee	\$10,560.00

<b>TOTAL ADMIN FUND</b>	<b>\$141,235.00</b>
<b>Increase/Reduce ADMIN FUND</b>	<b>\$765.00</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$142,000.00</b>

Opening Balance	\$0.00
ADD: Total Proposed Income	\$142,000.00
LESS: Total Proposed Expenses	\$141,235.00
<b>Estimated Closing Balance</b>	<b>\$765.00</b>
Proposed New Admin Levies	\$142,000.00

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 2

## Capital Works Fund

### Expense

Admin - Levy Contribution - BMC/Stratum	\$18,000.00
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<b>TOTAL CAP. WORKS FUND</b>	<b>\$18,000.00</b>
<b>Increase/Reduce CAP. WORKS FUND</b>	<b>\$5,000.00</b>
<b>TOTAL CAP. WORKS BUDGET</b>	<b>\$23,000.00</b>

Opening Balance	\$0.00
ADD: Total Proposed Income	\$23,000.00
LESS: Total Proposed Expenses	\$18,000.00
<b>Estimated Closing Balance</b>	<b>\$5,000.00</b>
Proposed New Cap. Works Levies	\$23,000.00

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 3

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
1*	201*	29	TBC					
			Admin	\$1,029.25	\$1,029.25	\$1,029.25	\$1,029.25	\$4,117.00
			Capital Works	\$166.75	\$166.75	\$166.75	\$166.75	\$667.00
			<b>Owner Total</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$4,784.00</b>
2*	202*	29	TBC					
			Admin	\$1,029.25	\$1,029.25	\$1,029.25	\$1,029.25	\$4,117.00
			Capital Works	\$166.75	\$166.75	\$166.75	\$166.75	\$667.00
			<b>Owner Total</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$4,784.00</b>
3*	301*	33	TBC					
			Admin	\$1,171.25	\$1,171.25	\$1,171.25	\$1,171.25	\$4,685.00
			Capital Works	\$189.75	\$189.75	\$189.75	\$189.75	\$759.00
			<b>Owner Total</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$5,444.00</b>
4*	302*	33	TBC					
			Admin	\$1,171.25	\$1,171.25	\$1,171.25	\$1,171.25	\$4,685.00
			Capital Works	\$189.75	\$189.75	\$189.75	\$189.75	\$759.00
			<b>Owner Total</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$5,444.00</b>
5*	303*	18	TBC					
			Admin	\$639.50	\$639.50	\$639.50	\$639.50	\$2,558.00
			Capital Works	\$103.50	\$103.50	\$103.50	\$103.50	\$414.00
			<b>Owner Total</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$2,972.00</b>
6*	304*	18	TBC					
			Admin	\$639.50	\$639.50	\$639.50	\$639.50	\$2,558.00
			Capital Works	\$103.50	\$103.50	\$103.50	\$103.50	\$414.00
			<b>Owner Total</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$2,972.00</b>

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 4

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
7*	305*	23	TBC					
			Admin	\$816.75	\$816.75	\$816.75	\$816.75	\$3,267.00
			Capital Works	\$132.25	\$132.25	\$132.25	\$132.25	\$529.00
			<b>Owner Total</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$3,796.00</b>
8*	306*	27	TBC					
			Admin	\$958.75	\$958.75	\$958.75	\$958.75	\$3,835.00
			Capital Works	\$155.25	\$155.25	\$155.25	\$155.25	\$621.00
			<b>Owner Total</b>	<b>\$1,114.00</b>	<b>\$1,114.00</b>	<b>\$1,114.00</b>	<b>\$1,114.00</b>	<b>\$4,456.00</b>
9*	307*	17	TBC					
			Admin	\$603.25	\$603.25	\$603.25	\$603.25	\$2,413.00
			Capital Works	\$97.75	\$97.75	\$97.75	\$97.75	\$391.00
			<b>Owner Total</b>	<b>\$701.00</b>	<b>\$701.00</b>	<b>\$701.00</b>	<b>\$701.00</b>	<b>\$2,804.00</b>
10*	401*	41	TBC					
			Admin	\$1,455.25	\$1,455.25	\$1,455.25	\$1,455.25	\$5,821.00
			Capital Works	\$235.75	\$235.75	\$235.75	\$235.75	\$943.00
			<b>Owner Total</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$6,764.00</b>
11*	402*	41	TBC					
			Admin	\$1,455.25	\$1,455.25	\$1,455.25	\$1,455.25	\$5,821.00
			Capital Works	\$235.75	\$235.75	\$235.75	\$235.75	\$943.00
			<b>Owner Total</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$1,691.00</b>	<b>\$6,764.00</b>
12*	403*	20	TBC					
			Admin	\$710.00	\$710.00	\$710.00	\$710.00	\$2,840.00
			Capital Works	\$115.00	\$115.00	\$115.00	\$115.00	\$460.00
			<b>Owner Total</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$3,300.00</b>

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 5

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
13*	404*	20	TBC					
			Admin	\$710.00	\$710.00	\$710.00	\$710.00	\$2,840.00
			Capital Works	\$115.00	\$115.00	\$115.00	\$115.00	\$460.00
			<b>Owner Total</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$3,300.00</b>
14*	405*	25	TBC					
			Admin	\$887.25	\$887.25	\$887.25	\$887.25	\$3,549.00
			Capital Works	\$143.75	\$143.75	\$143.75	\$143.75	\$575.00
			<b>Owner Total</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$4,124.00</b>
15*	406*	29	TBC					
			Admin	\$1,029.25	\$1,029.25	\$1,029.25	\$1,029.25	\$4,117.00
			Capital Works	\$166.75	\$166.75	\$166.75	\$166.75	\$667.00
			<b>Owner Total</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$4,784.00</b>
16*	407*	18	TBC					
			Admin	\$639.50	\$639.50	\$639.50	\$639.50	\$2,558.00
			Capital Works	\$103.50	\$103.50	\$103.50	\$103.50	\$414.00
			<b>Owner Total</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$743.00</b>	<b>\$2,972.00</b>
17*	501*	49	TBC					
			Admin	\$1,739.25	\$1,739.25	\$1,739.25	\$1,739.25	\$6,957.00
			Capital Works	\$281.75	\$281.75	\$281.75	\$281.75	\$1,127.00
			<b>Owner Total</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$8,084.00</b>
18*	502*	49	TBC					
			Admin	\$1,739.25	\$1,739.25	\$1,739.25	\$1,739.25	\$6,957.00
			Capital Works	\$281.75	\$281.75	\$281.75	\$281.75	\$1,127.00
			<b>Owner Total</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$2,021.00</b>	<b>\$8,084.00</b>

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 6

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
19*	503*	23	TBC					
			Admin	\$816.75	\$816.75	\$816.75	\$816.75	\$3,267.00
			Capital Works	\$132.25	\$132.25	\$132.25	\$132.25	\$529.00
			<b>Owner Total</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$3,796.00</b>
20*	504*	23	TBC					
			Admin	\$816.75	\$816.75	\$816.75	\$816.75	\$3,267.00
			Capital Works	\$132.25	\$132.25	\$132.25	\$132.25	\$529.00
			<b>Owner Total</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$3,796.00</b>
21*	505*	29	TBC					
			Admin	\$1,029.25	\$1,029.25	\$1,029.25	\$1,029.25	\$4,117.00
			Capital Works	\$166.75	\$166.75	\$166.75	\$166.75	\$667.00
			<b>Owner Total</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$1,196.00</b>	<b>\$4,784.00</b>
22*	506*	31	TBC					
			Admin	\$1,100.75	\$1,100.75	\$1,100.75	\$1,100.75	\$4,403.00
			Capital Works	\$178.25	\$178.25	\$178.25	\$178.25	\$713.00
			<b>Owner Total</b>	<b>\$1,279.00</b>	<b>\$1,279.00</b>	<b>\$1,279.00</b>	<b>\$1,279.00</b>	<b>\$5,116.00</b>
23*	507*	21	TBC					
			Admin	\$745.25	\$745.25	\$745.25	\$745.25	\$2,981.00
			Capital Works	\$120.75	\$120.75	\$120.75	\$120.75	\$483.00
			<b>Owner Total</b>	<b>\$866.00</b>	<b>\$866.00</b>	<b>\$866.00</b>	<b>\$866.00</b>	<b>\$3,464.00</b>
24*	601*	50	TBC					
			Admin	\$1,775.50	\$1,775.50	\$1,775.50	\$1,775.50	\$7,102.00
			Capital Works	\$287.50	\$287.50	\$287.50	\$287.50	\$1,150.00
			<b>Owner Total</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$8,252.00</b>

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 7

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
25*	602*	50	TBC					
			Admin	\$1,775.50	\$1,775.50	\$1,775.50	\$1,775.50	\$7,102.00
			Capital Works	\$287.50	\$287.50	\$287.50	\$287.50	\$1,150.00
			<b>Owner Total</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$2,063.00</b>	<b>\$8,252.00</b>
26*	603*	25	TBC					
			Admin	\$887.25	\$887.25	\$887.25	\$887.25	\$3,549.00
			Capital Works	\$143.75	\$143.75	\$143.75	\$143.75	\$575.00
			<b>Owner Total</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$4,124.00</b>
27*	604*	25	TBC					
			Admin	\$887.25	\$887.25	\$887.25	\$887.25	\$3,549.00
			Capital Works	\$143.75	\$143.75	\$143.75	\$143.75	\$575.00
			<b>Owner Total</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$1,031.00</b>	<b>\$4,124.00</b>
28*	605*	30	TBC					
			Admin	\$1,065.50	\$1,065.50	\$1,065.50	\$1,065.50	\$4,262.00
			Capital Works	\$172.50	\$172.50	\$172.50	\$172.50	\$690.00
			<b>Owner Total</b>	<b>\$1,238.00</b>	<b>\$1,238.00</b>	<b>\$1,238.00</b>	<b>\$1,238.00</b>	<b>\$4,952.00</b>
29*	606*	33	TBC					
			Admin	\$1,171.25	\$1,171.25	\$1,171.25	\$1,171.25	\$4,685.00
			Capital Works	\$189.75	\$189.75	\$189.75	\$189.75	\$759.00
			<b>Owner Total</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$1,361.00</b>	<b>\$5,444.00</b>
30*	607*	23	TBC					
			Admin	\$816.75	\$816.75	\$816.75	\$816.75	\$3,267.00
			Capital Works	\$132.25	\$132.25	\$132.25	\$132.25	\$529.00
			<b>Owner Total</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$949.00</b>	<b>\$3,796.00</b>

**INDICATIVE BUDGET ONLY**  
**PIPIS - RESIDENTIAL, 11 Orlando Street COFFS HARBOUR**  
*Residential Strata Scheme*

Printed 23/08/2025

Page 8

**Owner Summary**

**Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	TOTAL
31*	701*	59	TBC					
			Admin	\$2,094.75	\$2,094.75	\$2,094.75	\$2,094.75	\$8,379.00
			Capital Works	\$339.25	\$339.25	\$339.25	\$339.25	\$1,357.00
			<b>Owner Total</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$9,736.00</b>
32*	702*	59	TBC					
			Admin	\$2,094.75	\$2,094.75	\$2,094.75	\$2,094.75	\$8,379.00
			Capital Works	\$339.25	\$339.25	\$339.25	\$339.25	\$1,357.00
			<b>Owner Total</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$9,736.00</b>
<b>Total aggregate of UOE 1000</b>			<b>Owner Total</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$2,434.00</b>	<b>\$9,736.00</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$1.00