

29<sup>th</sup> May 2020

## **BUDGET PROCESSING IN VIRUS DAYS.**

Budget processes this year will need to be modified due to COVID-19.

As per Harbour Pines Retirement Village protocols and procedures, the 2020/21 budget are to be available on or before the end of May 2020.

Before the Budget can be finalised, there are two requirements to be met (RV Code 17(8)):

- Residents must have two weeks to consider the budget (in the case of Harbour Pines the Budgets will be posted on the village notice board and on request copies can be distributed electronically to the individual residents); and
- The Operator has held an annual budget meeting (which is where residents have the opportunity to question and discuss the budget).

Instead of the meeting, residents will be given the opportunity of submitting their questions and comments in writing up to the 15<sup>th</sup> June 2020.

The operator will provide answers to all questions and comments raised by all residents in writing and distribute the responses electronically.

It is imperative that all residents have the opportunity to query and comment on the budget that they would normally have at a meeting.

The budget will then be formally accepted and implemented effective from the 1<sup>st</sup> July 2020.

## HARBOUR PINES 2020/21 BUDGET TIMEFRAMES

30 <sup>TH</sup> May 2020	BUDGET(S) – Village Notice Board (“VNB”)
15 <sup>TH</sup> June 2020	2 Week Resident Consideration Period
25 <sup>th</sup> June 2020	Formal Acceptance of the 2020/21 Budget
1 <sup>st</sup> July 2020	Residents Monthly Recurrent Fees Adjusted to Budget:

	1 Bedroom	2 Bedroom	3 Bedroom
Sinking Fund	10	12	15
Operating Fee	293.99	307.34	330.35
Strata Fee	81.40	81.40	81.40
<b>Total Monthly Fee</b>	<b>385.39</b>	<b>400.74</b>	<b>426.75</b>

## Water Bore Levy

	1 Bedroom	2 Bedroom	3 Bedroom
30 <sup>th</sup> Sept 2020	\$132	\$132	\$132
31 <sup>st</sup> Dec 2020	\$132	\$132	\$132
31 <sup>st</sup> Mar 2021	\$132	\$132	\$132
30 <sup>th</sup> June 2021	\$132	\$132	\$132
<b>Total</b>	<b>\$528</b>	<b>\$528</b>	<b>\$528</b>

## Budget Summary

1. Resident fees to increase by 5% effective the **1<sup>st</sup> July 2020**
2. Capital works to install a water bore and storage facility will be funded by the Sinking Fund. This initiative (budget \$25,000) should generate at least \$12,000 p.a savings commencing 2020/21.

Over 10 years the gross savings will be \$120,000.

To access the Savings this year “Adder” will fund the initiative in the first quarter of the 2020/21 financial year.

The sinking fund will reimburse “Adder” once the funds have accumulated over the next 12 months.

3. “Adder” will make an ex gratia payment of \$5,000 to the Sinking Fund contingent on the passing of a special resolution by the residents to proceed with the water bore storage initiative.