Brookvale Village Body Corporate

Annual Report

For the Year Ended 31 March 2026

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Brookvale Village Body Corporate

Balance Sheet

For the Period to 31 March 2026

		2026	2025
Current Assets			
Operating Bank			
BNZ Current A/C		181	756
BNZ Savings A/C		50,221	104,339
BNZ Term Deposit	(25 +26 + 27)	146,730	65,000
Total Operating Bank		197,132	170,096
Accounts Receivable		-	-
		-	-
Long Term bank Accounts			
BNZ Long Term Maintenance A/C		55,156	23,801
BNZ Long Term Maintenance - Term Deposits		167,686	194,948
Total Long Term Bank		222,842	218,749
Total Current Assets		419,974	388,844
Fixed Assets			
Storage Shed & Signage		1,032	1,352
Total Assets		421,006	390,196
Current Liabilities			
Accounts Payable		9,669	2,150
Total Liabilities		9,669	2,150
Net Assets		411,336	388,046
Equity		411,336	388,046

Term Deposit Maturity

Long Term Plan #1	10-May-26
Long Term Plan #3	10-May-26
General Funds # 25	10-Apr-26
General Funds # 26	26-Jun-26
General Funds # 27	7-Apr-26

Brookvale Village Body Corporate
Income & Expenditure Statement
For the Period Ended 31 March 2026

	2026	2025
Revenue		
Levies Received - BC Fees	192,704	179,478
Interest Received - BC	4,470	4,506
Total Revenue	197,174	183,984
Expenses		
AGM Expenses	444	346
Auditors Fees	200	200
Bank Fees	72	113
General	424	302
Insurance -	162,185	154,002
Insurance Valuation	-	3,450
Repairs & Maintenance	1,022	574
Library	-	462
Printing	229	105
Street Lighting	2,159	1,689
Depreciation	320	338
Total Expenses	167,056	161,581
(Deficit)/Surplus before Tax	30,118	22,403
Less Tax Paid - BC Fee Income	(1,252)	(1,262)
(Deficit)/Surplus after Tax	28,867	21,141
Income Allocated to Long Term Plan		
Body Corp Fees - LTP	10,514	10,314
Bank Interest - LTM	11,070	12,299
Less Expenditure on Body Corp Assets	(24,060)	(17,733)
Less Tax Paid - LTP Fee Income	(3,099)	(3,444)
Net Income allocated to Long Term Plan	(5,576)	1,436
Net Surplus after Tax	23,291	22,577

Statement of Movement in Equity
For the Period Ended

		2026	2025
Equity as at 1 April 2024		388,046	365,469
Net Surplus for Period		23,291	22,577
Equity as at	31 March 2026	411,337	388,046

Brookvale Village Body Corporate
Schedule of Assets & Depreciation
For the Year Ended 31 March 2026

Reconciliation of Movement on Long Term Plan Funds	$	$	$
Deposits as at 1 April 2025			218,749
Accounts Payable			9,669
Add Transfer to Long Term Acccount			
Transfer in from Body Corp Fees		10,514	
Interest Income earned	11,070		
Income tax attributable to Interest	(3,099)	7,970	18,484
Less Expenditure on Body Corp Assets			
Water Pipe		0	
Repair to Roading		(24,060)	(24,060)
Closing Deposits as at 31 March 2025			222,842

Asset & Depreciation Schedule

Asset	Purchase Date	Cost	Book Value B/FWD	Rate %	Amount	Book Value C/FWD
Storage Shed	Sep-16	1,514	130	20	130	-
Signage	Feb-20	3,691	951	20	190	761
		5,205	1,081		320	761

Brookvale Village Body Corporate
Notes to the Accounts
For the Year Ended 31 March 2026

Body Corporate

Brookvale Village Body Corporate is a Body Corporate as defined in the Unit Titles Act 2010. The financial statements have been prepared according to generally accepted accounting principles.

Measurement Basis

The accounting principles recognised as appropriate for the measurement and reporting of financial performance and financial position on a historical basis have been followed by the entity, except where revaluation of assets are incorporated.

Specific Accounting Policies

The following specific accounting policies, which materially effect the measurement of financial performance and financial position of the body have been applied.

Goods and Service Tax

These Financial Statements have been prepared on a GST inclusive basis, as the Body is not registered for GST.

Accounts Receivable

Accounts Receivable are stated as their estimated realisable value.

Differential Reporting

The Body Corporate qualifies for differential reporting as it is not publicly accountable and due to it's size. The Corporate has taken advantage of all differential reporting exemptions, except those relating to GST.

Depreciation

Depreciation is charged on Fixed Assets as the correct rate for the asset. Depreciation on assets in the accounts attached are at 20% DV.

Changes in Accounting Policy

There have been no changes in accounting policies. All policies have been applied on bases consistent with those in previous years.

Capital Commitments

No capital commitments are known to exist at balance date.

Contingent Liabilities

No contingent liabilities are known to exist at balance date.

BROOKVALE VILLAGE BODY CORPORATE
REVIEW REPORT
FOR YEAR ENDED 31 MARCH 2026

The BC committee has examined the financial statements of the Body Corporate for the year ended 31 March 2026 as prepared by Brookvale Property Management and showing a surplus of $23,291 after tax.

This review is limited primarily to enquiries by and of Body Corporate personnel and analytical review of procedures applied to financial data and thus provides less assurance than an independane audit. All Payments from the Body Corporate bank accounts have been approved by Body Corp committee members. An independant audit has not performed as agreed by the Body Corporate members at the 2025 AGM.

The Body Corp Committee believe the accounts correctly state the position as it relates to the levies collected and passed to the Body Corporate by Brookvale Property Management.

Based on our review we believe the financial statements give a true and fair view.

Immediately subsequent to Balance Sheet date it is relevant to record a significant transaction, specifically the annual insurance account totalling $128,361 due for payment in April 2026.

Signed ________ R. DUKEY

Signed ________ R. MCCONNELL

Signed ________ M. WOLFFRAM

Dated 19 April 2026.

On behalf of
Brookvale Body Corp Committee

Brookvale Village Body Corporate

Budget Profit & Loss Statement for the year to 31 March 2027 - Operating Income

	2027	2026
Receipts		
Levies Received for operating Costs - BC Fees	212,758	203,217
Interest Received - BC	2,682	4,470
Less Tax on Interest Earned	(751)	(1,252)
Annual allocated to LTP - CPI linked	(10,829)	(10,514)
Total Cash inwards	203,860	195,921
Cash Expenses		
AGM Expenses	500	444
Auditors Fees	-	200
Bank Fees	90	72
General	450	424
Insurance - Buildings & Material Damage	128,261	162,185
Repairs & Maintenance	1,250	1,022
Printing	250	229
Street Lighting	2,500	2,159
Depreciation	290	320
Total Expenses	133,591	167,055
Surplus/(Defecit)	70,269	28,866
Transfer to Long Term Plan	(49,171)	-
Budgeted Operating Surplus/(Defecit) 31 March 2027	21,098	28,866
Projected Operating Cash Balance as at 31 March 2027	218,230	197,132

In early April 2027 the insurance premium for 2027/28 will be due. Given the uncertain financial climate at present the committee feels it prudent to maintain a strong cash position.

Body Corp Fee Increase Nov 2026	**Villa without Garage**	**1.65 p.w.**
	Villa with Garage	**1.75 p.w.**

Period	Year ended 31-Mar	Opening Bank Balance -LTM Funds	Interest Earned at 3.5% pa net	LTM Levies at min 3% increase pa	Anticipated Expenses	Details	Closing Bank Balance - LTM Funds	Asset Replacement annual cost increase at 2.5%pa
1 Year	2025	$218,749	7,970	10,514	24,060	Village Infrastructure & Security	$213,173	$3,052,400
1 Year	2026	$213,173	7,461	60,000	25,000	Village Infrastructure & Security	$255,634	$3,128,710
1 Year	2027	$255,634	8,947	30,000	25,000	Village Infrastructure & Security	$269,581	$3,206,928
1 Year	2028	$269,581	9,435	35,000	25,000	Village Infrastructure & Security	$289,017	$3,287,101
1 Year	2029	$289,017	10,116	40,000	25,000	Village Infrastructure & Security	$314,132	$3,369,278
5 years	2030-2034	$213,173	40,693	169,789	150,000	Village Infrastructure & Security	$273,655	$3,812,029
10 years	2035-2044	$273,655	112,103	494,216	300,000	Village Infrastructure & Security	$579,974	$4,760,702
10 years	2045-2054	$579,974	165,940	819,870	420,000	Village Infrastructure & Security	$1,145,785	$6,094,101
10 years	2055-2064	$1,145,785	252,612	1,387,885	420,000	Village Infrastructure & Security	$2,366,283	$7,800,965
10 years	2065-2074	$2,366,283	392,299	2,263,375	420,000	Village Infrastructure & Security	$4,601,956	$9,985,895
10 years	2075-2084	$4,601,956	609,228	3,932,841	420,000	Village Infrastructure & Security	$8,724,026	$12,782,790
10 years	2085-2094	$8,724,026	946,113	7,043,120	420,000	Village Infrastructure & Security	$16,293,259	$16,363,051

NOTES:

1. Fencing around Village including privacy fences. Presently Presently 24+ years old, expecting 50-year life, repair costs will fall in later years of LTM plan.

2 Electrical light fittings around roading all currently in good condition, light bulbs etc will come from general funds.

3 Roading around village will most likely need resurfacing at various points, budget $25,000pa in the next three years

4. Original costings regarding infrastructure replacement costs stem from the annual insurance valuation - latest March 2026

5. Inflationary adjustments relating to capital expenses are referenced to annual Building and Construction CPI figures and various banking forecasted information.

6 Inflationary adjustments relating to projected interest earnings are based on current bank rates on offer and banking forecast general economic climate.

7 Inflationary adjustments relating to LTM fees are based on CPI figures, banking forecasts and general economic climate.

8 Overall, a conservative approach to investment of LTM monies and other finance matters has been has been taken in line with the regulations and responsibilities relating to Body Corporate legislation.