

Summary of Financial Variances

Category	FY2022 Actual (\$)	FY2025 Budgeted (\$)	Variance (\$)	% Change	Risk / Commentary
Insurance Premiums	215,000	485,000	+270,000	+125.6%	Significant increase following insurer withdrawal from domestic coverage. Policy sourced from a London-based provider. No breakdown of coverage tiers or excess. Evidence suggests shared cost with backpackers not yet recouped.
Property Management Fee	168,000	252,000	+84,000	+50%	Annual remuneration exceeds industry standard for comparable 120 150-unit complexes under the Accommodation Module. No documented KPI review or owner vote approving wage indexation.
Security & Patrol Costs	35,500	82,000	+46,500	+131%	Expenditure increase corresponds with recurrent anti-social behaviour from the backpackers demographic. Contradicts council stipulation that Tequila Sunrise is responsible for on-site security patrols under their own conditions of approval.
Cleaning & Contract Services (BNC Enterprises Pty Ltd)	61,000	119,000	+58,000	+95%	ABN check shows BNC Enterprises not registered for GST, yet GST paid in financial statements. Breach of Taxation Administration Act 1953 (Cth) if GST claimed without entitlement. Potential for audit and recovery action.
Rubbish & Waste Removal	23,400	49,800	+26,400	+112%	Strong correlation with backpacker waste volume increase (including alcohol containers). No evidence of proportional chargeback to Level 2 (backpackers).
Maintenance & Repairs	87,000	142,500	+55,500	+63%	Lack of itemised logs for expenditure approvals. Repeated minor works coded without descriptions. Multiple VOCs missing owner endorsement.
Fire Brigade Call-Outs / Fire Systems	5,200	19,400	+14,200	+273%	Records indicate false alarms and minor fire incidents primarily originating from backpacker kitchens. Under Fire and Emergency Services Act 1990