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Ms Tracey Torley
Assistant Accountant
Shire of Serpentine Jarrahdale
6 Paterson Street
Mundijong WA 6123

Dear Ms Torley

**Re: INDEPENDENT AUDIT REPORT for the Shire of Serpentine Jarrahdale:
Byford, West Mundijong, Mundijong Urban, and Community Infrastructure Developer
Contribution Plan**

Scope

We have audited the various financial statements being the Financial Position, Comprehensive Income, and Reserve Balance (Statements) for the funding of the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure Developer Contribution Plan (DCP) cash reserves. The Byford DCP has been operating since January 2014, with the West Mundijong DCP being gazetted in February 2018 and the Community Infrastructure DCP in June 2021. The financial years 2013-14 through to 2023-24 have been audited for the Byford DCP. All four active DCPs had financial transactions within the 2024-25 financial year. The closing cash balances as at 30 June 2025 were as follows:

- Byford DCP - \$8,617,712
- West Mundijong DCP - \$748,047
- Mundijong Urban DCP - \$353,770
- Community Infrastructure DCP - \$6,104,823.

The Shire is responsible for the information contained in the Statements and has determined that the Statements meets the needs of the expenditure allocated in accordance with the Developer Contribution Plan requirements.

We have independently audited the Statements in order to express an opinion on them to the Shire. The Statements attached in the appendix have been prepared, pursuant to the DCPs, for the purpose of reporting revenue and expenditure for the year ending 30 June 2025 for Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCPs. We have been appointed in accordance with Section 9.3(16)(3) of the Shire's Town Planning Scheme ("TPS") No. 2 for the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCPs.

We disclaim any assumption of responsibility for any reliance on this report or on the Statements to which it relates to any person other than the purpose for which it was prepared.

Our engagement was undertaken in accordance with the applicable Australian Auditing Standards and relevant procedures and were performed to determine if:

- the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCP cash reserve balances are correct



- the expenditure allocated to the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCP cash reserves are in accordance with the individual DCPs.

Conclusion

In our opinion the Statements are fairly presented, free of material errors and or omissions and are in accordance with the requirements of the individual DCPs. We have confirmed through sampling of supporting documentation for each period that:

- the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCP cash reserve balances are correct
- the expenditure allocated to the Byford, West Mundijong, Mundijong Urban, and Community Infrastructure DCP cash reserves are in accordance with the individual DCPs.

Our report is solely based for the purposes set out in the Scope paragraph for your information and is not to be used for any other purpose or distributed to any other party.

STANTONS INTERNATIONAL AUDIT AND CONSULTING PTY LTD

James Cottrill - CA
Principal, Internal Audit, IT Audit and Risk Consulting

Perth, Western Australia
Date: 12/09/2025

Appendix – Financial Statements

Byford DCP Financial Statements For the Period Ending 30-June-2025

Statement of Financial Position

	Balance As At 1-July-2025	Balance As At 30-June-2025
Assets		
Current Assets		
Cash at Bank - Developer Contributions	5,411,606	8,617,712
Cash at Bank - Shire Contributions	0	0
Total Current Assets	5,411,606	8,617,712
Non-Current Assets		
Total Non-Current Assets	0	0
Total Assets	5,411,606	8,617,712
Liabilities		
Current Liabilities		
Total Current Liabilities	0	0
Non-Current Liabilities		
Total Non-Current Liabilities	0	0
Total Liabilities	0	0
Equity		
Accumulated Surplus	(5,411,606)	(5,411,606)
Profit/Loss	0	(3,206,106)
Total Equity	(5,411,606)	(8,617,712)
Variance	0	0

Statement of Comprehensive Income

	Actuals YTD
Revenue	
Contributions Received	(3,104,529)
Interest Income	(365,422)
Other Income	0
Total Revenue	(3,469,951)
Expenditure	
Administration Expenses	96,762
Capital Expenses	106,993
Refund Expenses	0
Other Expenses	60,091
Total Expenditure	263,845
Total Comprehensive Income	(3,206,106)
Variance	0

Shire of Serpentine Jarrahdale Reserve Balance

	Actuals YTD
Reserve Transaction	
Opening Balance	(5,411,606)
Transfer To Reserve	(3,104,529)
Transfer From Reserve	263,845
Interest Received	(365,422)
Reserve Balance	(8,617,712)
Variance	0

West Mundijong DCP Financial Statements

For the Period Ending 30-June-2025

Statement of Financial Position

	Balance As At 1-July-2025	Balance As At 30-June-2025
Assets		
Current Assets		
Cash at Bank - Developer Contributions	739,191	748,047
Cash at Bank - Shire Contributions	0	0
Total Current Assets	739,191	748,047
Non-Current Assets		
Total Non-Current Assets	0	0
Total Assets	739,191	748,047
Liabilities		
Current Liabilities		
Total Current Liabilities	0	0
Non-Current Liabilities		
Total Non-Current Liabilities	0	0
Total Liabilities	0	0
Equity		
Accumulated Surplus	(739,191)	(739,191)
Profit/Loss	0	(8,856)
Total Equity	(739,191)	(748,047)
Variance	0	0

Statement of Comprehensive Income

	Actuals YTD
Revenue	
Contributions Received	0
Interest Income	(36,240)
Other Income	0
Total Revenue	(36,240)
Expenditure	
Administration Expenses	27,384
Capital Expenses	0
Refund Expenses	0
Other Expenses	0
Total Expenditure	27,384
Total Comprehensive Income	(8,856)
Variance	0

Shire of Serpentine Jarrahdale Reserve Balance

	Actuals YTD
Reserve Transaction	
Opening Balance	(739,191)
Transfer To Reserve	0
Transfer From Reserve	27,384
Interest Received	(36,240)
Reserve Balance	(748,047)
Variance	0

Mundijong Urban DCP
Financial Statements
For the Period Ending 30-June-2025

Statement of Financial Position

	Balance As At 1-July-2025	Balance As At 30-June-2025
Assets		
Current Assets		
Cash at Bank - Developer Contributions	168,158	353,770
Cash at Bank - Shire Contributions	76,493	0
Total Current Assets	244,651	353,770
Non-Current Assets		
Total Non-Current Assets	0	0
Total Assets	244,651	353,770
Liabilities		
Current Liabilities		
Total Current Liabilities	0	0
Non-Current Liabilities		
Total Non-Current Liabilities	0	0
Total Liabilities	0	0
Equity		
Accumulated Surplus	(244,651)	(244,651)
Profit/Loss	0	(109,119)
Total Equity	(244,651)	(353,770)
Variance	0	0

Statement of Comprehensive Income

	Actuals YTD
Revenue	
Contributions Received	(859,211)
Interest Income	(38,498)
Other Income	0
Total Revenue	(897,710)
Expenditure	
Administration Expenses	705,576
Capital Expenses	0
Refund Expenses	83,015
Other Expenses	0
Total Expenditure	788,590
Total Comprehensive Income	(109,119)
Variance	0

Shire of Serpentine Jarrahdale Reserve Balance

	Actuals YTD
Reserve Transaction	
Opening Balance	(244,651)
Transfer To Reserve	(859,211)
Transfer From Reserve	788,590
Interest Received	(38,498)
Reserve Balance	(353,770)
Variance	0

Community Infrastructure DCP Financial Statements

For the Period Ending 30-June-2025

Statement of Financial Position

	Balance As At 1-July-2025	Balance As At 30-June-2025
Assets		
Current Assets		
Cash at Bank - Developer Contributions	1,662,592	2,635,404
Cash at Bank - Shire Contributions	3,318,111	3,469,419
Total Current Assets	4,980,703	6,104,823
Non-Current Assets		
Total Non-Current Assets	0	0
Total Assets	4,980,703	6,104,823
Liabilities		
Current Liabilities		
Total Current Liabilities	0	0
Non-Current Liabilities		
Total Non-Current Liabilities	0	0
Total Liabilities	0	0
Equity		
Accumulated Surplus	(4,980,703)	(4,980,703)
Profit/Loss	0	(1,124,119)
Total Equity	(4,980,703)	(6,104,823)
Variance	0	0

Statement of Comprehensive Income

	Actuals YTD
Revenue	
Contributions Received	(995,618)
Interest Income	(272,524)
Other Income	0
Total Revenue	(1,268,142)
Expenditure	
Administration Expenses	144,022
Capital Expenses	0
Refund Expenses	0
Other Expenses	0
Total Expenditure	144,022
Total Comprehensive Income	(1,124,119)
Variance	0

Shire of Serpentine Jarrahdale Reserve Balance

	Actuals YTD
Reserve Transaction	
Opening Balance	(4,980,703)
Transfer To Reserve	(995,618)
Transfer From Reserve	144,022
Interest Received	(272,524)
Reserve Balance	(6,104,823)
Variance	0