Approved Budget
to apply from 01/03/2012

The Owners of SP 50785

Côte d'Azur, 1 McDonald Street, CRONULLA NSW 2230

Administrative Fund

	Approved budget	Actual 01/03/2011-29/02/2012	Previous budget
Revenue			
Contributions Due (Special)--Admin	0.00	113,636.34	0.00
Contributions Due--Admin	590,000.00	528,854.73	530,000.00
Insurance Claims SP	0.00	72,776.08	0.00
Interest on Arrears--Admin	0.00	794.42	0.00
Interest--Bank	1,000.00	0.00	0.00
Key Deposits	0.00	2,369.00	0.00
Recovery--Owner	0.00	392.54	0.00
Rental Income	5,454.55	5,454.55	0.00
Status Certificate Fees	0.00	312.00	0.00
Strata Roll Inspection Fees	0.00	97.27	0.00
Total revenue	596,454.55	724,686.93	530,000.00
Less expenses			
Admin--Accounting	750.00	497.22	600.00
Admin--Agent Disbursements	5,000.00	2,739.60	3,000.00
Admin--Agent Disbursements--Other	0.00	2,017.59	0.00
Admin--Agent Disburst--Stationery	0.00	54.48	0.00
Admin--Audit Services	600.00	500.00	600.00
Admin--Bank Charges--With GST	170.00	183.00	150.00
Admin--Computer Fees	1,113.00	594.54	0.00
Admin--Consultants	2,000.00	0.00	1.00
Admin--Debt Collection Fees	0.00	(341.85)	0.00
Admin--Income Tax--Admin	750.00	0.00	425.00
Admin--Legal Fees	10,000.00	600.00	5,000.00
Admin--Management Fees	16,036.37	16,036.32	16,036.37
Admin--Management Fees--Additional Services	5,000.00	4,253.64	6,000.00
Admin--Other Expenses--Admin	0.00	(27.27)	0.00
Admin--Sinking Fund Assessment	0.00	2,020.91	0.00
Admin--Status Certificate Fees Paid	0.00	302.55	0.00
Admin--Strata Inspection Fees Paid	0.00	67.27	0.00
Admin--Sundry	4,000.00	3,502.55	4,000.00
Admin--Taxation Services	0.00	636.37	1.00
Admin--Telephone/Email/Fax	4,000.00	2,622.36	4,200.00
Admin--Trades Compliance	240.00	240.00	240.00
Admin--Transfer to Sinking Fund	0.00	113,636.36	0.00
Insurance--Excesses	1,000.00	0.00	1,000.00
Insurance--Premiums	73,000.00	66,031.57	63,000.00
Insurance--Valuation	600.00	0.00	500.00
Levy Discount Allowed	59,000.00	46,792.16	49,412.93

Administrative Fund

	Approved budget	Actual 01/03/2011-29/02/2012	Previous budget
Maint Bldg--Airconditioning	3,000.00	14,439.91	3,000.00
Maint Bldg--Airconditioning--Maint Contract	10,000.00	2,089.00	10,000.00
Maint Bldg--Airconditioning--Water Treatment	1,584.00	1,452.00	0.00
Maint Bldg--Cleaning	110,250.00	102,367.58	105,000.00
Maint Bldg--Cleaning--Carpet/Furniture	1,500.00	660.00	0.00
Maint Bldg--Cleaning--Other	5,000.00	4,855.84	4,000.00
Maint Bldg--Compactor	2,000.00	1,353.60	2,000.00
Maint Bldg--Consultants	15,000.00	15,140.00	15,000.00
Maint Bldg--Doors & Windows	5,000.00	4,574.70	3,000.00
Maint Bldg--Electrical	5,000.00	4,305.00	6,000.00
Maint Bldg--Electrical Lamps & Tubes	2,000.00	1,266.82	2,000.00
Maint Bldg--Fire Protection--Call Out Fee	9,000.00	1,693.64	1.00
Maint Bldg--Fire Protection--Contract	9,000.00	11,061.37	8,600.00
Maint Bldg--Fire Protection--Monitoring	8,000.00	7,662.68	4,500.00
Maint Bldg--Fire Protection--Repairs	8,000.00	7,116.79	8,000.00
Maint Bldg--Garage Doors	3,000.00	3,429.50	2,500.00
Maint Bldg--General Repairs	18,000.00	13,445.59	25,000.00
Maint Bldg--Hardware/Consumables	0.00	5,530.00	0.00
Maint Bldg--Hot Water Service	2,000.00	0.00	2,000.00
Maint Bldg--Insurance Repairs	0.00	83,814.71	0.00
Maint Bldg--Intercom	4,000.00	3,670.00	1,000.00
Maint Bldg--Lift--Maintenance Contract	27,400.00	18,726.00	26,200.00
Maint Bldg--Lift--Registration Fees	69.00	69.00	75.00
Maint Bldg--Lift--Servicing/Repair	1,500.00	580.00	1,500.00
Maint Bldg--Lift--Telephone	500.00	0.00	500.00
Maint Bldg--Locks, Keys & Card Keys	0.00	795.39	0.00
Maint Bldg--Mechanical	0.00	2,795.00	0.00
Maint Bldg--Pest/Vermin Control	2,000.00	2,420.91	1,600.00
Maint Bldg--Plumbing & Drainage	7,000.00	5,178.29	7,000.00
Maint Bldg--Pumps	1,200.00	1,049.61	0.00
Maint Bldg--Security Equipment	3,000.00	2,456.69	0.00
Maint Bldg--Security Keys	500.00	0.00	500.00
Maint Bldg--TV Antenna & Cables	0.00	1,554.54	0.00
Maint Grounds--Lawns & Gardening	20,000.00	12,301.33	25,000.00
Maint Grounds--Pool Consumables	3,000.00	2,953.24	2,000.00
Maint Grounds--Pool Repairs	3,500.00	4,056.73	2,000.00
Utility--Electricity	90,000.00	76,155.21	75,000.00
Utility--Gas	4,000.00	3,023.18	4,200.00
Utility--Rubbish Removal	200.00	0.00	200.00
Utility--Water & Sewerage	45,000.00	40,958.90	42,000.00
Total expenses	613,462.37	727,962.12	543,542.30
Surplus/Deficit	(17,007.82)	(3,275.19)	(13,542.30)
Opening balance	29,549.17	32,824.36	32,824.36
Closing balance	$12,541.35	$29,549.17	$19,282.06

Administrative Fund

	Approved budget	Actual 01/03/2011-29/02/2012	Previous budget
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	$64.90		$58.30
Budgeted standard levy revenue	590,000.00		530,000.00
Add GST	59,000.00		53,000.00
Amount to raise in levies including GST	$649,000.00		$583,000.00

Sinking Fund

	Approved budget	Actual 01/03/2011-29/02/2012	Previous budget
Revenue			
Contributions Due (Special)--Sinking	125,000.00	0.00	0.00
Contributions Due--Sinking	202,755.00	281,625.05	320,000.00
Interest on Arrears--Sinking	0.00	385.27	0.00
Interest on Investments--Sinking	20,000.00	27,999.02	20,000.00
Interest--Bank	2,000.00	5,023.02	2,000.00
Recoveries--Moving Fee	0.00	400.00	0.00
Refund--Income Tax	0.00	7,891.40	0.00
Transfer from Admin Fund	0.00	113,636.36	0.00
Total revenue	349,755.00	436,960.12	342,000.00
Less expenses			
Admin--Income Tax--Sinking	0.00	7,516.60	0.00
Levy Discount Allowed--Sinking	17,953.20	24,777.32	29,090.90
Maint Bldg--Building Improvement	0.00	0.00	70,000.00
Maint Bldg--Building Works	0.00	77,775.80	0.00
Maint Bldg--Consultants	0.00	9,353.91	0.00
Maint Bldg--Electrical	0.00	1,620.00	0.00
Maint Bldg--Garage Doors	0.00	4,100.00	0.00
Maint Bldg--General Replacement	806,901.00	20,446.49	80,000.00
Maint Bldg--Intercom	20,000.00	0.00	0.00
Maint Bldg--Painting & Surface Finishes	0.00	34,864.17	130,000.00
Maint Bldg--Tiling	0.00	0.00	350,000.00
Total expenses	844,854.20	180,454.29	659,090.90
Surplus/Deficit	(495,099.20)	256,505.83	(317,090.90)
Opening balance	847,152.89	590,647.06	590,647.06
Closing balance	$352,053.69	$847,152.89	$273,556.16

Total units of entitlement	10000	10000
Levy contribution per unit entitlement	$22.30	$35.20
Budgeted standard levy revenue	202,755.00	320,000.00
Add GST	20,275.50	32,000.00
Amount to raise in levies including GST	$223,030.50	$352,000.00