Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

ADMINISTRATIVE FUND	**ACTUAL** 01/03/12-28/02/13	**BUDGET** 01/03/12-28/02/13	**BUDGET** 01/03/13-28/02/14
INCOME			
Levies - Administrative Fund	575,000.05	590,000.00	645,000.00
Discounts - Admin Fund	(51,225.65)	(59,000.00)	(64,500.00)
Special Levies - Admin Fund	113,636.34	0.00	0.00
Interest	2,505.39	1,000.00	2,000.00
Interest-Investments	4,392.61	0.00	0.00
Interest On Overdue Levies	1,780.78	0.00	0.00
Insurance Claims Sp	12,051.59	0.00	0.00
Key Deposits	1,560.00	0.00	0.00
Recovery--Lift	0.00	0.00	7,100.00
Recovery--Other	849.08	0.00	0.00
Rental Income	5,727.27	5,454.55	6,013.00
Security Keys	80.00	0.00	0.00
Status Certificate Fees	104.00	0.00	0.00
Strata Roll Inspection Fees	60.00	0.00	0.00
TOTAL ADMIN FUND INCOME	**666,521.46**	**537,454.55**	**595,613.00**
EXPENDITURE - ADMIN FUND			
Accounting	454.46	750.00	750.00
Agent Disb-Stationery	108.97	0.00	0.00
Agent Disbursements	3,720.25	5,000.00	4,000.00
Agent Disbursements-Other	1,377.87	0.00	1,500.00
Audit Services	600.00	600.00	600.00
Bank Charges	0.00	0.00	50.00
Bank Charges-With GST	188.55	170.00	170.00
Computer Fees	1,080.92	1,113.00	1,113.00
Consultants	700.00	2,000.00	2,000.00
Debt Collection Fees	479.73	0.00	0.00
Income Tax-Admin	0.00	750.00	0.00
Insurance-Excesses	0.00	1,000.00	2,000.00
Insurance-Premiums	72,072.62	73,000.00	85,000.00
Insurance-Valuation	400.00	600.00	500.00
Legal Fees	20,462.72	10,000.00	20,000.00
Maint-Aircon	2,432.00	3,000.00	3,000.00
Maint-Aircon-Maint Contract	5,620.00	10,000.00	8,000.00
Maint-Aircon-Water Treatment	1,617.00	1,584.00	1,700.00
Maint-Cleaning	106,113.05	110,250.00	115,000.00
Maint-Cleaning-Carpet/Furn	3,755.00	1,500.00	4,000.00
Maint-Cleaning-Other	4,585.33	5,000.00	5,000.00
Maint-Compactor	2,768.60	2,000.00	3,000.00
Maint-Consultants	18,397.00	15,000.00	15,000.00
Maint-Doors & Windows	5,511.50	5,000.00	6,000.00
Maint-Electrical	5,092.16	5,000.00	5,000.00
Maint-Electrical Lamps & Tubes	906.36	2,000.00	2,000.00
Maint-Fire Prtcn-Call Out Fee	5,297.73	9,000.00	9,000.00
Maint-Fire Prtcn-Contract	9,879.09	9,000.00	9,000.00
Maint-Fire Prtcn-Monitoring	1,669.51	8,000.00	2,500.00
Maint-Fire Prtcn-Repairs	20,962.50	8,000.00	10,000.00

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

EXPENDITURE - ADMIN FUND (Continued)	**ACTUAL**	**BUDGET**	**BUDGET**
	01/03/12-28/02/13	**01/03/12-28/02/13**	**01/03/13-28/02/14**
Maint-Garage Doors	1,581.82	3,000.00	3,000.00
Maint-General Repairs	18,260.36	18,000.00	22,000.00
Maint-Hot Water Service	1,986.82	2,000.00	2,000.00
Maint-Insurance Repairs	15,039.50	0.00	0.00
Maint-Intercom	3,608.85	4,000.00	4,000.00
Maint-Lawns & Gardening	21,204.05	20,000.00	20,000.00
Maint-Lift-Exclusive Use	0.00	0.00	7,100.00
Maint-Lift-Maint Contract	28,156.63	27,400.00	30,000.00
Maint-Lift-Registration Fees	69.00	69.00	69.00
Maint-Lift-Servicing/Repair	1,180.00	1,500.00	1,500.00
Maint-Lift-Telephone	0.00	500.00	500.00
Maint-Locks, Keys & Card Keys	0.00	0.00	500.00
Maint-Mechanical	288.50	0.00	0.00
Maint-Pest/Vermin Control	1,400.00	2,000.00	2,000.00
Maint-Plumbing & Drainage	5,066.36	7,000.00	6,000.00
Maint-Pool Consumables	1,904.38	3,000.00	2,000.00
Maint-Pool Repairs	1,887.50	3,500.00	3,000.00
Maint-Pumps	2,193.45	1,200.00	2,000.00
Maint-Security Equipment	867.16	3,000.00	2,000.00
Maint-Security Keys	0.00	500.00	0.00
Maint-Tv Antenna & Cables	1,864.54	3,110.00	3,110.00
Management Fees	16,038.81	16,036.37	16,036.00
Mgmt Fees-Additional Services	6,385.89	5,000.00	5,500.00
Oh & S Compliance	3,793.64	0.00	1,135.00
Other Expenses-Admin	104.55	0.00	0.00
Status Certificate Fees Paid	208.00	0.00	0.00
Strata Inspection Fees Paid	90.00	0.00	0.00
Sundry	4,288.63	4,000.00	4,000.00
Taxation Services	690.91	0.00	700.00
Telephone/Email/Fax	2,762.35	4,000.00	4,000.00
Trades Compliance	240.00	240.00	240.00
Transfer To Sinking Fund	113,636.34	0.00	0.00
Utility-Electricity	86,466.20	90,000.00	95,000.00
Utility-Gas	4,111.75	4,000.00	4,500.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	43,186.15	45,000.00	46,000.00
TOTAL ADMIN EXPENDITURE	**684,815.06**	**557,572.37**	**603,973.00**
SURPLUS DEFICIT	**$ (18,293.60)**	**$ (20,117.82)**	**$ (8,360.00)**
Opening Admin Balance	29,549.17	29,549.17	11,255.57
ADMINISTRATIVE FUND BALANCE	**$ 11,255.57**	**$ 9,431.35**	**$ 2,895.57**
NUMBER OF UNITS OF ENTITLEMENT:		10,000	10,000
AMOUNT PER UNIT OF ENTITLEMENT:		$ 59.0000	$ 64.5000
DISCOUNT PER UNIT OF ENTITLEMENT:		$ 5.9000	$ 6.4500
NET PER UNIT OF ENTITLEMENT:		$ 53.1000	$ 58.0500

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

SINKING FUND	**ACTUAL 01/03/12-28/02/13**	**BUDGET 01/03/12-28/02/13**	**BUDGET 01/03/13-28/02/14**
INCOME			
Levies - Sinking Fund	232,066.24	202,755.00	346,340.00
Discounts - Sinking Fund	(20,663.53)	(17,953.20)	(34,634.00)
Special Levies - Sink Fund	0.00	125,000.00	477,273.00
Interest	2,073.32	2,000.00	5,000.00
Interest-Investments	18,720.52	0.00	0.00
Interest On Overdue Levies	158.37	0.00	0.00
Recoveries--Moving Fee	50.00	0.00	0.00
Transfer From Admin Fund	113,636.34	0.00	0.00
TOTAL SINKING FUND INCOME	**346,041.26**	**311,801.80**	**793,979.00**
EXPENDITURE - SINKING FUND			
Income Tax-Sinking	20,937.10	0.00	0.00
Maint-Building Works	393,037.66	0.00	0.00
Maint-Consultants	44,499.46	0.00	0.00
Maint-General Replacement	149,401.89	806,901.00	1,076,922.00
Maint-Intercom	18,800.00	20,000.00	0.00
Maint-Painting & Sfce Finishes	84,536.36	0.00	0.00
Maint-Tv Antenna & Cables	5,359.08	0.00	0.00
TOTAL SINK FUND EXPENDITURE	**716,571.55**	**826,901.00**	**1,076,922.00**
SURPLUS DEFICIT	**$ (370,530.29)**	**$ (515,099.20)**	**$ (282,943.00)**
Opening Sinking Balance	847,152.89	847,152.89	476,622.60
SINKING FUND BALANCE	**$ 476,622.60**	**$ 332,053.69**	**$ 193,679.60**
NUMBER OF UNITS OF ENTITLEMENT:		10,000	10,000
AMOUNT PER UNIT OF ENTITLEMENT:		$ 20.2755	$ 34.6340
DISCOUNT PER UNIT OF ENTITLEMENT:		$ 1.7953	$ 3.4634
NET PER UNIT OF ENTITLEMENT:		$ 18.4802	$ 31.1706

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28th February 2013

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
1	R1	78	1,383.53	138.35	1,245.18	742.90	74.29	668.61	1,913.79
2	Shop4	85	1,507.69	150.77	1,356.92	809.57	80.96	728.61	2,085.53
3	Shop3	95	1,685.06	168.51	1,516.55	904.81	90.49	814.32	2,330.87
4	Shop2	91	1,614.11	161.41	1,452.70	866.72	86.68	780.04	2,232.74
5	Shop1	96	1,702.80	170.28	1,532.52	914.34	91.44	822.90	2,355.42
6	A1	73	1,294.84	129.48	1,165.36	695.28	69.53	625.75	1,791.11
7	A2	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
8	A3	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
9	A4	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
10	A5	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
11	A6	73	1,294.84	129.48	1,165.36	695.28	69.53	625.75	1,791.11
12	R2	125	2,217.19	221.72	1,995.47	1,190.54	119.06	1,071.48	3,066.95
13	B13	44	780.45	78.05	702.40	419.07	41.91	377.16	1,079.56
14	B14	44	780.45	78.05	702.40	419.07	41.91	377.16	1,079.56
15	A7	75	1,330.31	133.03	1,197.28	714.33	71.44	642.89	1,840.17
16	A8	78	1,383.53	138.35	1,245.18	742.90	74.29	668.61	1,913.79
17	A9	78	1,383.53	138.35	1,245.18	742.90	74.29	668.61	1,913.79
18	A10	79	1,401.26	140.13	1,261.13	752.42	75.25	677.17	1,938.30
19	A11	78	1,383.53	138.35	1,245.18	742.90	74.29	668.61	1,913.79
20	A12	76	1,348.05	134.81	1,213.24	723.85	72.39	651.46	1,864.70
21	R3	112	1,986.60	198.66	1,787.94	1,066.73	106.68	960.05	2,747.99
22	B15	49	869.14	86.91	782.23	466.69	46.67	420.02	1,202.25
23	B16	50	886.88	88.69	798.19	476.22	47.62	428.60	1,226.79
24	B17	50	886.88	88.69	798.19	476.22	47.62	428.60	1,226.79
25	B18	50	886.88	88.69	798.19	476.22	47.62	428.60	1,226.79
29	C1	90	1,596.38	159.64	1,436.74	857.19	85.72	771.47	2,208.21
30	C2	53	940.09	94.01	846.08	504.79	50.48	454.31	1,300.39
31	C3	86	1,525.43	152.54	1,372.89	819.09	81.91	737.18	2,110.07
32	C4	88	1,560.90	156.09	1,404.81	838.14	83.82	754.32	2,159.13
33	C5	81	1,436.74	143.67	1,293.07	771.47	77.15	694.32	1,987.39
34	C6	75	1,330.31	133.03	1,197.28	714.33	71.44	642.89	1,840.17
35	C7	84	1,489.95	149.00	1,340.95	800.05	80.01	720.04	2,060.99
36	C8	71	1,259.36	125.94	1,133.42	676.23	67.63	608.60	1,742.02
37	C9	82	1,454.48	145.45	1,309.03	781.00	78.10	702.90	2,011.93
38	C10	59	1,046.51	104.65	941.86	561.94	56.20	505.74	1,447.60
39	C11	60	1,064.25	106.43	957.82	571.46	57.15	514.31	1,472.13
40	C12	65	1,152.94	115.29	1,037.65	619.08	61.91	557.17	1,594.82
41	C13	65	1,152.94	115.29	1,037.65	619.08	61.91	557.17	1,594.82
42	C14	70	1,241.63	124.16	1,117.47	666.70	66.67	600.03	1,717.50
43	C15	90	1,596.38	159.64	1,436.74	857.19	85.72	771.47	2,208.21
44	C16	76	1,348.05	134.81	1,213.24	723.85	72.39	651.46	1,864.70
45	C17	85	1,507.69	150.77	1,356.92	809.57	80.96	728.61	2,085.53
46	C18	61	1,081.99	108.20	973.79	580.99	58.10	522.89	1,496.68
47	C19	66	1,170.68	117.07	1,053.61	628.61	62.86	565.75	1,619.36
48	C20	69	1,223.89	122.39	1,101.50	657.18	65.72	591.46	1,692.96
49	C21	68	1,206.15	120.62	1,085.53	647.66	64.77	582.89	1,668.42

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28th February 2013

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
50	C22	75	1,330.31	133.03	1,197.28	714.33	71.44	642.89	1,840.17
51	C23	100	1,773.75	177.38	1,596.37	952.44	95.25	857.19	2,453.56
52	C24	84	1,489.95	149.00	1,340.95	800.05	80.01	720.04	2,060.99
53	C25	92	1,631.85	163.19	1,468.66	876.24	87.63	788.61	2,257.27
54	C26	72	1,277.10	127.71	1,149.39	685.75	68.58	617.17	1,766.56
55	C27	64	1,135.20	113.52	1,021.68	609.56	60.96	548.60	1,570.28
56	C28	68	1,206.15	120.62	1,085.53	647.66	64.77	582.89	1,668.42
57	C29	64	1,135.20	113.52	1,021.68	609.56	60.96	548.60	1,570.28
58	C30	75	1,330.31	133.03	1,197.28	714.33	71.44	642.89	1,840.17
59	C31	110	1,951.13	195.11	1,756.02	1,047.68	104.77	942.91	2,698.93
60	C32	92	1,631.85	163.19	1,468.66	876.24	87.63	788.61	2,257.27
61	C33	100	1,773.75	177.38	1,596.37	952.44	95.25	857.19	2,453.56
62	C34	71	1,259.36	125.94	1,133.42	676.23	67.63	608.60	1,742.02
63	C35	66	1,170.68	117.07	1,053.61	628.61	62.86	565.75	1,619.36
64	C36	70	1,241.63	124.16	1,117.47	666.70	66.67	600.03	1,717.50
65	C37	72	1,277.10	127.71	1,149.39	685.75	68.58	617.17	1,766.56
66	C38	88	1,560.90	156.09	1,404.81	838.14	83.82	754.32	2,159.13
67	C39	115	2,039.81	203.98	1,835.83	1,095.30	109.54	985.76	2,821.59
68	C40	96	1,702.80	170.28	1,532.52	914.34	91.44	822.90	2,355.42
69	C41	105	1,862.44	186.24	1,676.20	1,000.06	100.01	900.05	2,576.25
70	C42	76	1,348.05	134.81	1,213.24	723.85	72.39	651.46	1,864.70
71	C43	72	1,277.10	127.71	1,149.39	685.75	68.58	617.17	1,766.56
72	C44	73	1,294.84	129.48	1,165.36	695.28	69.53	625.75	1,791.11
73	C45	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
74	C46	90	1,596.38	159.64	1,436.74	857.19	85.72	771.47	2,208.21
75	C47	120	2,128.50	212.85	1,915.65	1,142.92	114.30	1,028.62	2,944.27
76	C48	116	2,057.55	205.76	1,851.79	1,104.82	110.49	994.33	2,846.12
77	C49	115	2,039.81	203.98	1,835.83	1,095.30	109.54	985.76	2,821.59
78	C50	90	1,596.38	159.64	1,436.74	857.19	85.72	771.47	2,208.21
79	C51	74	1,312.58	131.26	1,181.32	704.80	70.48	634.32	1,815.64
80	C52	71	1,259.36	125.94	1,133.42	676.23	67.63	608.60	1,742.02
81	C53	77	1,365.79	136.58	1,229.21	733.37	73.34	660.03	1,889.24
82	C54	95	1,685.06	168.51	1,516.55	904.81	90.49	814.32	2,330.87
83	C55	135	2,394.56	239.46	2,155.10	1,285.79	128.59	1,157.20	3,312.30
84	C56	129	2,288.14	228.81	2,059.33	1,228.64	122.87	1,105.77	3,165.10
85	C57	143	2,536.46	253.65	2,282.81	1,361.98	136.21	1,225.77	3,508.58
86	C58	100	1,773.75	177.38	1,596.37	952.44	95.25	857.19	2,453.56
87	C59	86	1,525.43	152.54	1,372.89	819.09	81.91	737.18	2,110.07
88	C60	86	1,525.43	152.54	1,372.89	819.09	81.91	737.18	2,110.07
89	C61	198	3,512.03	351.20	3,160.83	1,885.82	188.59	1,697.23	4,858.06
90	C62	155	2,749.31	274.93	2,474.38	1,476.27	147.64	1,328.63	3,803.01
91	C63	138	2,447.78	244.78	2,203.00	1,314.36	131.44	1,182.92	3,385.92
92	C64	155	2,749.31	274.93	2,474.38	1,476.27	147.64	1,328.63	3,803.01
93	C65	154	2,731.58	273.16	2,458.42	1,466.75	146.68	1,320.07	3,778.49
94	C66	141	2,500.99	250.10	2,250.89	1,342.93	134.30	1,208.63	3,459.52
95	C67	141	2,500.99	250.10	2,250.89	1,342.93	134.30	1,208.63	3,459.52

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28th February 2013

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
96	C68	151	2,678.36	267.84	2,410.52	1,438.18	143.83	1,294.35	3,704.87
97	C69	165	2,926.69	292.67	2,634.02	1,571.52	157.16	1,414.36	4,048.38
98	C70	146	2,589.68	258.97	2,330.71	1,390.56	139.06	1,251.50	3,582.21
99	C71	165	2,926.69	292.67	2,634.02	1,571.52	157.16	1,414.36	4,048.38
100	C72	155	2,749.31	274.93	2,474.38	1,476.27	147.64	1,328.63	3,803.01
101	C73	143	2,536.46	253.65	2,282.81	1,361.98	136.21	1,225.77	3,508.58
102	C74	143	2,536.46	253.65	2,282.81	1,361.98	136.21	1,225.77	3,508.58
103	C75	161	2,855.74	285.57	2,570.17	1,533.42	153.35	1,380.07	3,950.24
104	C76	378	6,704.78	670.48	6,034.30	3,600.20	360.04	3,240.16	9,274.46
105	C77	391	6,935.36	693.54	6,241.82	3,724.02	372.42	3,351.60	9,593.42
		10,000	177,375.15	17,737.61	159,637.54	95,243.49	9,524.84	85,718.65	245,356.19