Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

BALANCE SHEET

AS AT 28TH FEBRUARY 2013

OWNERS FUNDS	**ACTUAL 28/02/13**	**ACTUAL 29/02/12**
Administrative Fund	11,255.57	29,549.17
Sinking Fund	476,622.60	847,152.89
TOTAL	**$ 487,878.17**	**$ 876,702.06**
THESE FUNDS ARE REPRESENTED BY		
ASSETS		
Cash At Bank	123,573.87	407,737.20
Investment #1-Admin	138,599.64	156,621.19
Investments # 1-Sinking	3,005.30	149,207.15
Investments # 2-Sinking	350,821.98	332,101.46
Receivables - Other	3,088.71	3,088.71
Levies - Billed Not Yet Due	218,007.65	0.00
Levies - Prepayments	5,692.28	0.00
Levies In Arrears	10,403.22	10,440.12
Other Arrears	8,366.44	1,261.30
Interest Arrears	1,326.00	0.00
TOTAL ASSETS	**862,885.09**	**1,060,457.13**
LIABILITIES		
GST Clearing A/C	4,042.73	2,375.08
Creditors	1,732.96	0.00
Advance Discounts	(17,608.61)	0.00
Levies - Billed Not Yet Due	198,188.77	0.00
Levies - Prepayments	5,174.80	0.00
Levies In Advance	183,476.27	181,379.99
TOTAL LIABILITIES	**375,006.92**	**183,755.07**
NET ASSETS	**$ 487,878.17**	**$ 876,702.06**

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1ST MARCH 2012 TO 28TH FEBRUARY 2013

ADMINISTRATIVE FUND	**ACTUAL 01/03/12-28/02/13**	**BUDGET 01/03/12-28/02/13**	**ACTUAL 01/03/11-29/02/12**
INCOME			
Levies - Administrative Fund	575,000.05	590,000.00	528,854.73
Discounts - Admin Fund	(51,225.65)	(59,000.00)	(46,792.16)
Special Levies - Admin Fund	113,636.34	0.00	113,636.34
Interest	2,505.39	1,000.00	0.00
Interest-Investments	4,392.61	0.00	0.00
Interest On Overdue Levies	1,780.78	0.00	794.42
Insurance Claims Sp	12,051.59	0.00	72,776.08
Key Deposits	1,560.00	0.00	2,369.00
Recovery--Other	849.08	0.00	0.00
Recovery--Owner	0.00	0.00	392.54
Rental Income	5,727.27	5,454.55	5,454.55
Security Keys	80.00	0.00	0.00
Status Certificate Fees	104.00	0.00	312.00
Strata Roll Inspection Fees	60.00	0.00	97.27
TOTAL ADMIN FUND INCOME	**666,521.46**	**537,454.55**	**677,894.77**
EXPENDITURE - ADMIN FUND			
Accounting	454.46	750.00	497.22
Agent Disb-Stationery	108.97	0.00	54.48
Agent Disbursements	3,720.25	5,000.00	2,739.60
Agent Disbursements-Other	1,377.87	0.00	2,017.59
Audit Services	600.00	600.00	500.00
Bank Charges-With GST	188.55	170.00	183.00
Computer Fees	1,080.92	1,113.00	594.54
Consultants	700.00	2,000.00	0.00
Debt Collection Fees	479.73	0.00	(341.85)
Income Tax-Admin	0.00	750.00	0.00
Insurance-Excesses	0.00	1,000.00	0.00
Insurance-Premiums	72,072.62	73,000.00	66,031.57
Insurance-Valuation	400.00	600.00	0.00
Legal Fees	20,462.72	10,000.00	600.00
Maint-Aircon	2,432.00	3,000.00	14,439.91
Maint-Aircon-Maint Contract	5,620.00	10,000.00	2,089.00
Maint-Aircon-Water Treatment	1,617.00	1,584.00	1,452.00
Maint-Cleaning	106,113.05	110,250.00	102,367.58
Maint-Cleaning-Carpet/Furn	3,755.00	1,500.00	660.00
Maint-Cleaning-Other	4,585.33	5,000.00	4,855.84
Maint-Compactor	2,768.60	2,000.00	1,353.60
Maint-Consultants	18,397.00	15,000.00	15,140.00
Maint-Doors & Windows	5,511.50	5,000.00	4,574.70
Maint-Electrical	5,092.16	5,000.00	4,305.00
Maint-Electrical Lamps & Tubes	906.36	2,000.00	1,266.82
Maint-Fire Prtcn-Call Out Fee	5,297.73	9,000.00	1,693.64
Maint-Fire Prtcn-Contract	9,879.09	9,000.00	11,061.37
Maint-Fire Prtcn-Monitoring	1,669.51	8,000.00	7,662.68
Maint-Fire Prtcn-Repairs	20,962.50	8,000.00	7,116.79

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1ST MARCH 2012 TO 28TH FEBRUARY 2013

EXPENDITURE - ADMIN FUND (Continued)	**ACTUAL** 01/03/12-28/02/13	**BUDGET** 01/03/12-28/02/13	**ACTUAL** 01/03/11-29/02/12
Maint-Garage Doors	1,581.82	3,000.00	3,429.50
Maint-General Repairs	18,260.36	18,000.00	13,445.59
Maint-Hardware/Consumables	0.00	0.00	5,530.00
Maint-Hot Water Service	1,986.82	2,000.00	0.00
Maint-Insurance Repairs	15,039.50	0.00	83,814.71
Maint-Intercom	3,608.85	4,000.00	3,670.00
Maint-Lawns & Gardening	21,204.05	20,000.00	12,301.33
Maint-Lift-Maint Contract	28,156.63	27,400.00	18,726.00
Maint-Lift-Registration Fees	69.00	69.00	69.00
Maint-Lift-Servicing/Repair	1,180.00	1,500.00	580.00
Maint-Lift-Telephone	0.00	500.00	0.00
Maint-Locks, Keys & Card Keys	0.00	0.00	795.39
Maint-Mechanical	288.50	0.00	2,795.00
Maint-Pest/Vermin Control	1,400.00	2,000.00	2,420.91
Maint-Plumbing & Drainage	5,066.36	7,000.00	5,178.29
Maint-Pool Consumables	1,904.38	3,000.00	2,953.24
Maint-Pool Repairs	1,887.50	3,500.00	4,056.73
Maint-Pumps	2,193.45	1,200.00	1,049.61
Maint-Security Equipment	867.16	3,000.00	2,456.69
Maint-Security Keys	0.00	500.00	0.00
Maint-Tv Antenna & Cables	1,864.54	3,110.00	1,554.54
Management Fees	16,038.81	16,036.37	16,036.32
Mgmt Fees-Additional Services	6,385.89	5,000.00	4,253.64
Oh & S Compliance	3,793.64	0.00	0.00
Other Expenses-Admin	104.55	0.00	(27.27)
Sinking Fund Assessment	0.00	0.00	2,020.91
Status Certificate Fees Paid	208.00	0.00	302.55
Strata Inspection Fees Paid	90.00	0.00	67.27
Sundry	4,288.63	4,000.00	3,502.55
Taxation Services	690.91	0.00	636.37
Telephone/Email/Fax	2,762.35	4,000.00	2,622.36
Trades Compliance	240.00	240.00	240.00
Transfer To Sinking Fund	113,636.34	0.00	113,636.36
Utility-Electricity	86,466.20	90,000.00	76,155.21
Utility-Gas	4,111.75	4,000.00	3,023.18
Utility-Rubbish Removal	0.00	200.00	0.00
Utility-Water & Sewerage	43,186.15	45,000.00	40,958.90
TOTAL ADMIN EXPENDITURE	**684,815.06**	**557,572.37**	**681,169.96**
SURPLUS DEFICIT	**$ (18,293.60)**	**$ (20,117.82)**	**$ (3,275.19)**
Opening Admin Balance	29,549.17	29,549.17	32,824.36
ADMINISTRATIVE FUND BALANCE	**$ 11,255.57**	**$ 9,431.35**	**$ 29,549.17**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1ST MARCH 2012 TO 28TH FEBRUARY 2013

SINKING FUND	**ACTUAL 01/03/12-28/02/13**	**BUDGET 01/03/12-28/02/13**	**ACTUAL 01/03/11-29/02/12**
INCOME			
Levies - Sinking Fund	232,066.24	202,755.00	281,625.05
Discounts - Sinking Fund	(20,663.53)	(17,953.20)	(24,777.32)
Special Levies - Sink Fund	0.00	125,000.00	0.00
Interest	2,073.32	2,000.00	33,022.04
Interest-Investments	18,720.52	0.00	0.00
Interest On Overdue Levies	158.37	0.00	385.27
Recoveries--Moving Fee	50.00	0.00	400.00
Refund--Income Tax	0.00	0.00	7,891.40
Transfer From Admin Fund	113,636.34	0.00	113,636.36
TOTAL SINKING FUND INCOME	**346,041.26**	**311,801.80**	**412,182.80**
EXPENDITURE - SINKING FUND			
Income Tax-Sinking	20,937.10	0.00	7,516.60
Maint-Building Works	393,037.66	0.00	77,775.80
Maint-Consultants	44,499.46	0.00	9,353.91
Maint-Electrical	0.00	0.00	1,620.00
Maint-Garage Doors	0.00	0.00	4,100.00
Maint-General Replacement	149,401.89	806,901.00	20,446.49
Maint-Intercom	18,800.00	20,000.00	0.00
Maint-Painting & Sfce Finishes	84,536.36	0.00	34,864.17
Maint-Tv Antenna & Cables	5,359.08	0.00	0.00
TOTAL SINK FUND EXPENDITURE	**716,571.55**	**826,901.00**	**155,676.97**
SURPLUS DEFICIT	**$ (370,530.29)**	**$ (515,099.20)**	**$ 256,505.83**
Opening Sinking Balance	847,152.89	847,152.89	590,647.06
SINKING FUND BALANCE	**$ 476,622.60**	**$ 332,053.69**	**$ 847,152.89**