Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

ADMINISTRATIVE FUND	ACTUAL 01/03/13-28/02/14	BUDGET 01/03/13-28/02/14	BUDGET 01/03/14-28/02/15
INCOME			
Levies - Administrative Fund	645,000.85	645,000.00	657,255.00
Discounts - Admin Fund	(55,864.61)	(64,500.00)	(65,725.50)
Interest	846.38	2,000.00	600.00
Interest-Investments	2,437.92	0.00	2,000.00
Interest On Overdue Levies	2,011.50	0.00	0.00
Insurance Claims Sp	318.19	0.00	0.00
Key Deposits	2,720.00	0.00	0.00
Recovery--Lift	0.00	7,100.00	7,560.00
Recovery--Other	19,845.00	0.00	0.00
Rental Income	6,013.64	6,013.00	6,193.00
Status Certificate Fees	728.00	0.00	0.00
Strata Roll Inspection Fees	120.00	0.00	0.00
TOTAL ADMIN FUND INCOME	**624,176.87**	**595,613.00**	**607,882.50**
EXPENDITURE - ADMIN FUND			
Accounting	454.47	750.00	1,500.00
Agent Disbursements	3,882.22	4,000.00	0.00
Agent Disbursements-Other	1,551.59	1,500.00	0.00
Audit And Taxation Services	0.00	0.00	1,100.00
Audit Services	650.00	600.00	0.00
Bank Charges	16.70	50.00	50.00
Bank Charges-With GST	219.80	170.00	220.00
Computer Fees	1,112.73	1,113.00	0.00
Consultants	880.00	2,000.00	10,000.00
Insurance-Excesses	1,000.00	2,000.00	4,000.00
Insurance-Premiums	70,031.00	85,000.00	85,000.00
Insurance-Valuation	0.00	500.00	550.00
Legal Fees	30,834.28	20,000.00	25,000.00
Maint-Aircon	3,145.21	3,000.00	3,500.00
Maint-Aircon-Maint Contract	4,727.45	8,000.00	10,000.00
Maint-Aircon-Water Treatment	2,295.00	1,700.00	1,980.00
Maint-Cleaning	105,757.64	115,000.00	115,000.00
Maint-Cleaning-Carpet/Furn	3,649.00	4,000.00	4,000.00
Maint-Cleaning-Other	770.40	5,000.00	2,000.00
Maint-Compactor	3,895.85	3,000.00	3,500.00
Maint-Consultants	2,473.00	15,000.00	0.00
Maint-Doors & Windows	5,588.86	6,000.00	6,000.00
Maint-Electrical	4,890.00	5,000.00	5,000.00
Maint-Electrical Lamps & Tubes	1,950.00	2,000.00	2,000.00
Maint-Fire Prtcn-Call Out Fee	0.00	9,000.00	6,250.00
Maint-Fire Prtcn-Contract	11,221.64	9,000.00	10,000.00
Maint-Fire Prtcn-Monitoring	3,838.51	2,500.00	2,500.00
Maint-Fire Prtcn-Repairs	3,580.00	10,000.00	10,000.00
Maint-Garage Doors	2,545.00	3,000.00	3,000.00
Maint-General Repairs	22,845.10	22,000.00	27,500.00
Maint-Hot Water Service	1,380.00	2,000.00	2,000.00
Maint-Insurance Repairs	318.18	0.00	0.00

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

EXPENDITURE - ADMIN FUND (Continued)	ACTUAL 01/03/13-28/02/14	BUDGET 01/03/13-28/02/14	BUDGET 01/03/14-28/02/15
Maint-Intercom	620.00	4,000.00	3,000.00
Maint-Lawns & Gardening	23,508.01	20,000.00	23,000.00
Maint-Lift-Exclusive Use	0.00	7,100.00	7,560.00
Maint-Lift-Maint Contract	29,283.18	30,000.00	30,000.00
Maint-Lift-Registration Fees	69.00	69.00	69.00
Maint-Lift-Servicing/Repair	3,853.00	1,500.00	2,000.00
Maint-Lift-Telephone	0.00	500.00	0.00
Maint-Locks, Keys & Card Keys	1,040.00	500.00	1,000.00
Maint-Pest/Vermin Control	1,430.00	2,000.00	2,000.00
Maint-Plumbing & Drainage	14,783.64	6,000.00	12,000.00
Maint-Pool Consumables	1,402.81	2,000.00	2,500.00
Maint-Pool Repairs	6,582.47	3,000.00	3,000.00
Maint-Pumps	3,668.04	2,000.00	3,000.00
Maint-Reimbursements	(1,200.00)	0.00	0.00
Maint-Security Equipment	1,140.00	2,000.00	2,000.00
Maint-Tv Antenna & Cables	1,890.00	3,110.00	2,500.00
Management Fees	16,039.31	16,036.00	17,000.00
Mgmt Fees-Additional Services	3,689.14	5,500.00	0.00
Mgnt - Non Routine Services	0.00	0.00	5,000.00
Oh & S Compliance	0.00	1,135.00	1,200.00
Mgnt - Print/Postage/General	0.00	0.00	7,000.00
Status Certificate Fees Paid	728.00	0.00	0.00
Strata Inspection Fees Paid	126.00	0.00	0.00
Sundry	3,794.55	4,000.00	4,000.00
Taxation Services	690.91	700.00	0.00
Telephone/Email/Fax	3,138.15	4,000.00	4,000.00
Trades Compliance	240.00	240.00	240.00
Utility-Electricity	94,866.79	95,000.00	95,000.00
Utility-Gas	3,510.52	4,500.00	4,500.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	45,546.10	46,000.00	52,000.00
TOTAL ADMIN EXPENDITURE	**555,943.25**	**603,973.00**	**625,419.00**
SURPLUS DEFICIT	**$ 68,233.62**	**$ (8,360.00)**	**$ (17,536.50)**
Opening Admin Balance	11,255.57	11,255.57	79,489.19
ADMINISTRATIVE FUND BALANCE	**$ 79,489.19**	**$ 2,895.57**	**$ 61,952.69**
NUMBER OF UNITS OF ENTITLEMENT:		10,000	10,000
AMOUNT PER UNIT OF ENTITLEMENT:		$ 64.50000000	$ 65.72550000
DISCOUNT PER UNIT OF ENTITLEMENT:		$ 6.45000000	$ 6.57255000
NET PER UNIT OF ENTITLEMENT:		$ 58.05000000	$ 59.15295000

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

SINKING FUND	ACTUAL 01/03/13-28/02/14	BUDGET 01/03/13-28/02/14	BUDGET 01/03/14-28/02/15
INCOME			
Levies - Sinking Fund	346,339.02	346,340.00	346,340.00
Discounts - Sinking Fund	(30,125.41)	(34,634.00)	(34,634.00)
Special Levies - Sink Fund	477,273.53	477,273.00	0.00
Interest	0.00	5,000.00	0.00
Interest-Investments	18,644.09	0.00	10,000.00
Refund--Income Tax	8,536.80	0.00	0.00
TOTAL SINKING FUND INCOME	**820,668.03**	**793,979.00**	**321,706.00**
EXPENDITURE - SINKING FUND			
Income Tax-Sinking	14,670.00	0.00	0.00
Maint-Consultants	0.00	0.00	60,000.00
Maint-General Replacement	362,452.76	1,076,922.00	900,000.00
TOTAL SINK FUND EXPENDITURE	**377,122.76**	**1,076,922.00**	**960,000.00**
SURPLUS DEFICIT	**$ 443,545.27**	**$ (282,943.00)**	**$ (638,294.00)**
Opening Sinking Balance	476,622.60	476,622.60	920,167.87
SINKING FUND BALANCE	**$ 920,167.87**	**$ 193,679.60**	**$ 281,873.87**
NUMBER OF UNITS OF ENTITLEMENT:		10,000	10,000
AMOUNT PER UNIT OF ENTITLEMENT:		$ 34.63400000	$ 34.63400000
DISCOUNT PER UNIT OF ENTITLEMENT:		$ 3.46340000	$ 3.46340000
NET PER UNIT OF ENTITLEMENT:		$ 31.17060000	$ 31.17060000

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28 February 2014

If the foregoing budget is adopted levies (including GST) for the specified period payable every 3 months will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
1	R1	78	1,405.47	187.97	1,217.50	708.68	99.05	609.63	1,827.13
2	Shop4	85	1,531.60	204.84	1,326.76	772.28	107.94	664.34	1,991.10
3	Shop3	95	1,711.78	228.94	1,482.84	863.13	120.64	742.49	2,225.33
4	Shop2	91	1,639.71	219.30	1,420.41	826.79	115.56	711.23	2,131.64
5	Shop1	96	1,729.80	231.35	1,498.45	872.22	121.91	750.31	2,248.76
6	A1	73	1,315.37	175.93	1,139.44	663.25	92.70	570.55	1,709.99
7	A2	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
8	A3	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
9	A4	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
10	A5	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
11	A6	73	1,315.37	175.93	1,139.44	663.25	92.70	570.55	1,709.99
12	R2	125	2,252.35	301.24	1,951.11	1,135.70	158.74	976.96	2,928.07
13	B13	44	792.83	106.04	686.79	399.77	55.88	343.89	1,030.68
14	B14	44	792.83	106.04	686.79	399.77	55.88	343.89	1,030.68
15	A7	75	1,351.41	180.75	1,170.66	681.42	95.24	586.18	1,756.84
16	A8	78	1,405.47	187.97	1,217.50	708.68	99.05	609.63	1,827.13
17	A9	78	1,405.47	187.97	1,217.50	708.68	99.05	609.63	1,827.13
18	A10	79	1,423.48	190.38	1,233.10	717.76	100.32	617.44	1,850.54
19	A11	78	1,405.47	187.97	1,217.50	708.68	99.05	609.63	1,827.13
20	A12	76	1,369.43	183.16	1,186.27	690.51	96.51	594.00	1,780.27
21	R3	112	2,018.10	269.91	1,748.19	1,017.59	142.23	875.36	2,623.55
22	B15	49	882.92	118.09	764.83	445.20	62.23	382.97	1,147.80
23	B16	50	900.94	120.50	780.44	454.28	63.50	390.78	1,171.22
24	B17	50	900.94	120.50	780.44	454.28	63.50	390.78	1,171.22
25	B18	50	900.94	120.50	780.44	454.28	63.50	390.78	1,171.22
29	C1	90	1,621.69	216.89	1,404.80	817.71	114.29	703.42	2,108.22
30	C2	53	955.00	127.73	827.27	481.54	67.31	414.23	1,241.50
31	C3	86	1,549.62	207.25	1,342.37	781.36	109.21	672.15	2,014.52
32	C4	88	1,585.65	212.07	1,373.58	799.54	111.75	687.79	2,061.37
33	C5	81	1,459.52	195.20	1,264.32	735.94	102.86	633.08	1,897.40
34	C6	75	1,351.41	180.75	1,170.66	681.42	95.24	586.18	1,756.84
35	C7	84	1,513.58	202.43	1,311.15	763.19	106.67	656.52	1,967.67
36	C8	71	1,279.33	171.11	1,108.22	645.08	90.16	554.92	1,663.14
37	C9	82	1,477.54	197.61	1,279.93	745.02	104.13	640.89	1,920.82
38	C10	59	1,063.11	142.19	920.92	536.05	74.92	461.13	1,382.05
39	C11	60	1,081.13	144.60	936.53	545.14	76.19	468.95	1,405.48
40	C12	65	1,171.22	156.65	1,014.57	590.57	82.54	508.03	1,522.60
41	C13	65	1,171.22	156.65	1,014.57	590.57	82.54	508.03	1,522.60
42	C14	70	1,261.31	168.70	1,092.61	635.99	88.89	547.10	1,639.71
43	C15	90	1,621.69	216.89	1,404.80	817.71	114.29	703.42	2,108.22
44	C16	76	1,369.43	183.16	1,186.27	690.51	96.51	594.00	1,780.27
45	C17	85	1,531.60	204.84	1,326.76	772.28	107.94	664.34	1,991.10
46	C18	61	1,099.15	147.01	952.14	554.22	77.46	476.76	1,428.90
47	C19	66	1,189.24	159.06	1,030.18	599.65	83.81	515.84	1,546.02
48	C20	69	1,243.30	166.29	1,077.01	626.91	87.62	539.29	1,616.30
49	C21	68	1,225.28	163.88	1,061.40	617.82	86.35	531.47	1,592.87

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28 February 2014

If the foregoing budget is adopted levies (including GST) for the specified period payable every 3 months will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
50	C22	75	1,351.41	180.75	1,170.66	681.42	95.24	586.18	1,756.84
51	C23	100	1,801.88	240.99	1,560.89	908.56	126.99	781.57	2,342.46
52	C24	84	1,513.58	202.43	1,311.15	763.19	106.67	656.52	1,967.67
53	C25	92	1,657.73	221.71	1,436.02	835.88	116.83	719.05	2,155.07
54	C26	72	1,297.35	173.52	1,123.83	654.17	91.43	562.74	1,686.57
55	C27	64	1,153.20	154.24	998.96	581.48	81.27	500.21	1,499.17
56	C28	68	1,225.28	163.88	1,061.40	617.82	86.35	531.47	1,592.87
57	C29	64	1,153.20	154.24	998.96	581.48	81.27	500.21	1,499.17
58	C30	75	1,351.41	180.75	1,170.66	681.42	95.24	586.18	1,756.84
59	C31	110	1,982.07	265.09	1,716.98	999.42	139.69	859.73	2,576.71
60	C32	92	1,657.73	221.71	1,436.02	835.88	116.83	719.05	2,155.07
61	C33	100	1,801.88	240.99	1,560.89	908.56	126.99	781.57	2,342.46
62	C34	71	1,279.33	171.11	1,108.22	645.08	90.16	554.92	1,663.14
63	C35	66	1,189.24	159.06	1,030.18	599.65	83.81	515.84	1,546.02
64	C36	70	1,261.31	168.70	1,092.61	635.99	88.89	547.10	1,639.71
65	C37	72	1,297.35	173.52	1,123.83	654.17	91.43	562.74	1,686.57
66	C38	88	1,585.65	212.07	1,373.58	799.54	111.75	687.79	2,061.37
67	C39	115	2,072.16	277.14	1,795.02	1,044.85	146.04	898.81	2,693.83
68	C40	96	1,729.80	231.35	1,498.45	872.22	121.91	750.31	2,248.76
69	C41	105	1,891.97	253.04	1,638.93	953.99	133.34	820.65	2,459.58
70	C42	76	1,369.43	183.16	1,186.27	690.51	96.51	594.00	1,780.27
71	C43	72	1,297.35	173.52	1,123.83	654.17	91.43	562.74	1,686.57
72	C44	73	1,315.37	175.93	1,139.44	663.25	92.70	570.55	1,709.99
73	C45	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
74	C46	90	1,621.69	216.89	1,404.80	817.71	114.29	703.42	2,108.22
75	C47	120	2,162.25	289.19	1,873.06	1,090.28	152.39	937.89	2,810.95
76	C48	116	2,090.18	279.55	1,810.63	1,053.93	147.31	906.62	2,717.25
77	C49	115	2,072.16	277.14	1,795.02	1,044.85	146.04	898.81	2,693.83
78	C50	90	1,621.69	216.89	1,404.80	817.71	114.29	703.42	2,108.22
79	C51	74	1,333.39	178.34	1,155.05	672.34	93.97	578.37	1,733.42
80	C52	71	1,279.33	171.11	1,108.22	645.08	90.16	554.92	1,663.14
81	C53	77	1,387.45	185.56	1,201.89	699.59	97.78	601.81	1,803.70
82	C54	95	1,711.78	228.94	1,482.84	863.13	120.64	742.49	2,225.33
83	C55	135	2,432.54	325.34	2,107.20	1,226.56	171.44	1,055.12	3,162.32
84	C56	129	2,324.42	310.88	2,013.54	1,172.05	163.82	1,008.23	3,021.77
85	C57	143	2,576.69	344.62	2,232.07	1,299.25	181.60	1,117.65	3,349.72
86	C58	100	1,801.88	240.99	1,560.89	908.56	126.99	781.57	2,342.46
87	C59	86	1,549.62	207.25	1,342.37	781.36	109.21	672.15	2,014.52
88	C60	86	1,549.62	207.25	1,342.37	781.36	109.21	672.15	2,014.52
89	C61	198	3,567.72	477.17	3,090.55	1,798.95	251.44	1,547.51	4,638.06
90	C62	155	2,792.91	373.54	2,419.37	1,408.27	196.84	1,211.43	3,630.80
91	C63	138	2,486.59	332.57	2,154.02	1,253.82	175.25	1,078.57	3,232.59
92	C64	155	2,792.91	373.54	2,419.37	1,408.27	196.84	1,211.43	3,630.80
93	C65	154	2,774.89	371.13	2,403.76	1,399.19	195.57	1,203.62	3,607.38
94	C66	141	2,540.65	339.80	2,200.85	1,281.07	179.06	1,102.01	3,302.86
95	C67	141	2,540.65	339.80	2,200.85	1,281.07	179.06	1,102.01	3,302.86

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28 February 2014

If the foregoing budget is adopted levies (including GST) for the specified period payable every 3 months will be as follows:

			Administrative Fund			Sinking Fund			
Lot No	Unit No	Entitlement	Gross	Discount	Net	Gross	Discount	Net	Net Total
96	C68	151	2,720.84	363.90	2,356.94	1,371.93	191.76	1,180.17	3,537.11
97	C69	165	2,973.10	397.64	2,575.46	1,499.13	209.54	1,289.59	3,865.05
98	C70	146	2,630.74	351.85	2,278.89	1,326.50	185.41	1,141.09	3,419.98
99	C71	165	2,973.10	397.64	2,575.46	1,499.13	209.54	1,289.59	3,865.05
100	C72	155	2,792.91	373.54	2,419.37	1,408.27	196.84	1,211.43	3,630.80
101	C73	143	2,576.69	344.62	2,232.07	1,299.25	181.60	1,117.65	3,349.72
102	C74	143	2,576.69	344.62	2,232.07	1,299.25	181.60	1,117.65	3,349.72
103	C75	161	2,901.02	388.00	2,513.02	1,462.79	204.46	1,258.33	3,771.35
104	C76	378	6,811.10	910.96	5,900.14	3,434.37	480.03	2,954.34	8,854.48
105	C77	391	7,045.34	942.28	6,103.06	3,552.48	496.54	3,055.94	9,159.00
		10,000	180,187.87	24,099.38	156,088.49	90,856.32	12,699.00	78,157.32	234,245.81