Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

ADMINISTRATIVE FUND	ACTUAL 01/03/15-29/02/16	BUDGET 01/03/15-29/02/16	BUDGET 01/03/16-28/02/17
INCOME			
Levies - Administrative Fund	655,228.81	655,228.80	666,667.00
Discounts - Admin Fund	(60,769.36)	(65,522.80)	(66,667.00)
Interest	0.00	600.00	0.00
Interest-Investments	3,359.82	2,000.00	2,000.00
Interest On Overdue Levies	(10,608.11)	0.00	0.00
Insurance Claims Sp	26,039.29	0.00	0.00
Key Deposits	3,469.09	0.00	2,000.00
Recoveries--Moving In/Out Fees	600.00	0.00	0.00
Rental Income	7,293.03	6,193.00	7,500.00
Status Certificate Fees	109.00	0.00	0.00
Strata Roll Inspection Fees	74.50	0.00	0.00
TOTAL ADMIN FUND INCOME	**624,796.07**	**598,499.00**	**611,500.00**
EXPENDITURE - ADMIN FUND			
Accounting	2,678.71	2,700.00	2,700.00
Audit And Taxation Services	2,927.24	2,500.00	3,000.00
Bank Charges	23.50	50.00	50.00
Bank Charges-With GST	121.68	200.00	200.00
Consultants	0.00	5,000.00	5,000.00
Debt Collection Fees	1,040.27	0.00	0.00
Insurance-Excesses	6,000.00	5,000.00	7,000.00
Insurance-Premiums	73,748.81	85,000.00	80,000.00
Insurance-Valuation	0.00	600.00	600.00
Legal Fees	9,711.07	25,000.00	10,000.00
Maint-Aircon	6,232.00	10,000.00	10,000.00
Maint-Aircon-Water Treatment	2,012.11	2,200.00	2,200.00
Maint-Cleaning	106,084.00	115,000.00	120,000.00
Maint-Cleaning-Carpet/Furn	1,244.55	5,000.00	4,000.00
Maint-Cleaning-Other	1,903.58	2,000.00	2,000.00
Maint-Compactor	2,231.58	2,000.00	2,500.00
Maint-Doors & Windows	2,129.52	6,500.00	6,500.00
Maint-Electrical	4,446.21	5,000.00	5,000.00
Maint-Electrical Lamps & Tubes	1,504.09	2,500.00	2,500.00
Maint-Fire Prtcn-Call Out Fee	0.00	7,000.00	4,000.00
Maint-Fire Prtcn-Contract	10,471.14	11,000.00	11,000.00
Maint-Fire Prtcn-Monitoring	2,230.62	2,400.00	2,400.00
Maint-Fire Prtcn-Repairs	10,579.87	13,000.00	13,000.00
Maint-Garage Doors	1,480.00	3,000.00	3,000.00
Maint-General Repairs	16,197.28	22,000.00	22,000.00
Maint-Hot Water Service	1,862.00	2,000.00	2,000.00
Maint-Insurance Repairs	27,602.34	0.00	0.00
Maint-Intercom	3,145.00	2,000.00	500.00
Maint-Lawns & Gardening	26,806.40	30,000.00	30,000.00
Maint-Lift-Maint Contract	72,608.71	41,600.00	45,000.00
Maint-Lift-Registration Fees	69.00	69.00	69.00
Maint-Lift-Servicing/Repair	1,246.80	4,000.00	2,000.00
Maint-Locks, Keys & Card Keys	1,200.00	1,400.00	1,400.00

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

EXPENDITURE - ADMIN FUND (Continued)	**ACTUAL**	**BUDGET**	**BUDGET**
	01/03/15-29/02/16	**01/03/15-29/02/16**	**01/03/16-28/02/17**
Maint-Pest/Vermin Control	1,890.00	2,300.00	2,300.00
Maint-Plumbing & Drainage	2,960.00	10,000.00	10,000.00
Maint-Pool Consumables	2,961.22	2,700.00	3,500.00
Maint-Pool Repairs	848.34	3,000.00	2,000.00
Maint-Pumps	3,104.50	4,000.00	4,000.00
Maint-Security Equipment	890.00	6,000.00	4,000.00
Maint-Tv Antenna & Cables	3,000.00	5,000.00	5,000.00
Management Fees	17,218.17	17,850.00	18,000.00
Mgnt - Non Routine Services	8,452.73	7,000.00	9,000.00
Oh & S Compliance	0.00	1,200.00	1,000.00
Mgnt - Print/Postage/General	3,559.11	4,000.00	4,000.00
Prior Period Adj	1,263.09	0.00	0.00
Search And Certificates	183.50	0.00	0.00
Sundry	1,560.94	5,500.00	4,000.00
Telephone/Email/Fax	2,981.02	3,200.00	3,200.00
Telephone - Mgnt	10.80	0.00	0.00
Trades Compliance	240.00	240.00	240.00
Transfer To Sinking Fund	100,000.00	100,000.00	0.00
Utility-Electricity	63,713.01	84,000.00	75,000.00
Utility-Gas	5,050.00	7,000.00	7,000.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	51,016.47	52,000.00	60,000.00
TOTAL ADMIN EXPENDITURE	**670,440.98**	**730,909.00**	**612,059.00**
SURPLUS DEFICIT	**$ (45,644.91)**	**$ (132,410.00)**	**$ (559.00)**
Opening Admin Balance	166,512.10	166,512.10	120,867.19
ADMINISTRATIVE FUND BALANCE	**$ 120,867.19**	**$ 34,102.10**	**$ 120,308.19**

Strata Plan No. 50785

1 McDonald Street
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PROPOSED ANNUAL BUDGET

SINKING FUND	**ACTUAL 01/03/15-29/02/16**	**BUDGET 01/03/15-29/02/16**	**BUDGET 01/03/16-28/02/17**
INCOME			
Levies - Sinking Fund	376,800.07	376,800.00	400,000.00
Discounts - Sinking Fund	(34,892.57)	(37,680.00)	(40,000.00)
Interest-Investments	32,461.07	10,000.00	5,000.00
Transfer From Admin Fund	100,000.00	100,000.00	0.00
TOTAL SINKING FUND INCOME	**474,368.57**	**449,120.00**	**365,000.00**
EXPENDITURE - SINKING FUND			
Income Tax-Sinking	10,600.90	0.00	0.00
Balustrades	102,284.56	905,000.00	969,000.00
Balustrades Project Management	10,694.21	42,000.00	31,200.00
Maint-General Replacement	129,280.63	422,400.00	400,000.00
TOTAL SINK FUND EXPENDITURE	**252,860.30**	**1,369,400.00**	**1,400,200.00**
SURPLUS DEFICIT	**$ 221,508.27**	**$ (920,280.00)**	**$ (1,035,200.00)**
Opening Sinking Balance	1,122,289.13	1,122,289.13	1,343,797.40
SINKING FUND BALANCE	**$ 1,343,797.40**	**$ 202,009.13**	**$ 308,597.40**

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28 February 2017

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

Lot No	Unit No	Entitlement	Administrative Fund	Sinking Fund	Net Total
1	R1	78	1,287.00	772.20	2,059.20
2	Shop4	85	1,402.50	841.50	2,244.00
3	Shop3	95	1,567.50	940.50	2,508.00
4	Shop2	91	1,501.50	900.90	2,402.40
5	Shop1	96	1,584.00	950.40	2,534.40
6	A1	73	1,204.50	722.70	1,927.20
7	A2	74	1,221.00	732.60	1,953.60
8	A3	74	1,221.00	732.60	1,953.60
9	A4	74	1,221.00	732.60	1,953.60
10	A5	74	1,221.00	732.60	1,953.60
11	A6	73	1,204.50	722.70	1,927.20
12	R2	125	2,062.50	1,237.50	3,300.00
13	B13	44	726.00	435.60	1,161.60
14	B14	44	726.00	435.60	1,161.60
15	A7	75	1,237.50	742.50	1,980.00
16	A8	78	1,287.00	772.20	2,059.20
17	A9	78	1,287.00	772.20	2,059.20
18	A10	79	1,303.50	782.10	2,085.60
19	A11	78	1,287.00	772.20	2,059.20
20	A12	76	1,254.00	752.40	2,006.40
21	R3	112	1,848.00	1,108.80	2,956.80
22	B15	49	808.50	485.10	1,293.60
23	B16	50	825.00	495.00	1,320.00
24	B17	50	825.00	495.00	1,320.00
25	B18	50	825.00	495.00	1,320.00
29	C1	90	1,485.00	891.00	2,376.00
30	C2	53	874.50	524.70	1,399.20
31	C3	86	1,419.00	851.40	2,270.40
32	C4	88	1,452.00	871.20	2,323.20
33	C5	81	1,336.50	801.90	2,138.40
34	C6	75	1,237.50	742.50	1,980.00
35	C7	84	1,386.00	831.60	2,217.60
36	C8	71	1,171.50	702.90	1,874.40
37	C9	82	1,353.00	811.80	2,164.80
38	C10	59	973.50	584.10	1,557.60
39	C11	60	990.00	594.00	1,584.00
40	C12	65	1,072.50	643.50	1,716.00
41	C13	65	1,072.50	643.50	1,716.00
42	C14	70	1,155.00	693.00	1,848.00
43	C15	90	1,485.00	891.00	2,376.00
44	C16	76	1,254.00	752.40	2,006.40
45	C17	85	1,402.50	841.50	2,244.00
46	C18	61	1,006.50	603.90	1,610.40
47	C19	66	1,089.00	653.40	1,742.40
48	C20	69	1,138.50	683.10	1,821.60
49	C21	68	1,122.00	673.20	1,795.20

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LOT BUDGET SUMMARY

28 February 2017

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

Lot No	Unit No	Entitlement	Administrative Fund	Sinking Fund	Net Total
50	C22	75	1,237.50	742.50	1,980.00
51	C23	100	1,650.00	990.00	2,640.00
52	C24	84	1,386.00	831.60	2,217.60
53	C25	92	1,518.00	910.80	2,428.80
54	C26	72	1,188.00	712.80	1,900.80
55	C27	64	1,056.00	633.60	1,689.60
56	C28	68	1,122.00	673.20	1,795.20
57	C29	64	1,056.00	633.60	1,689.60
58	C30	75	1,237.50	742.50	1,980.00
59	C31	110	1,815.00	1,089.00	2,904.00
60	C32	92	1,518.00	910.80	2,428.80
61	C33	100	1,650.00	990.00	2,640.00
62	C34	71	1,171.50	702.90	1,874.40
63	C35	66	1,089.00	653.40	1,742.40
64	C36	70	1,155.00	693.00	1,848.00
65	C37	72	1,188.00	712.80	1,900.80
66	C38	88	1,452.00	871.20	2,323.20
67	C39	115	1,897.50	1,138.50	3,036.00
68	C40	96	1,584.00	950.40	2,534.40
69	C41	105	1,732.50	1,039.50	2,772.00
70	C42	76	1,254.00	752.40	2,006.40
71	C43	72	1,188.00	712.80	1,900.80
72	C44	73	1,204.50	722.70	1,927.20
73	C45	74	1,221.00	732.60	1,953.60
74	C46	90	1,485.00	891.00	2,376.00
75	C47	120	1,980.00	1,188.00	3,168.00
76	C48	116	1,914.00	1,148.40	3,062.40
77	C49	115	1,897.50	1,138.50	3,036.00
78	C50	90	1,485.00	891.00	2,376.00
79	C51	74	1,221.00	732.60	1,953.60
80	C52	71	1,171.50	702.90	1,874.40
81	C53	77	1,270.50	762.30	2,032.80
82	C54	95	1,567.50	940.50	2,508.00
83	C55	135	2,227.50	1,336.50	3,564.00
84	C56	129	2,128.50	1,277.10	3,405.60
85	C57	143	2,359.50	1,415.70	3,775.20
86	C58	100	1,650.00	990.00	2,640.00
87	C59	86	1,419.00	851.40	2,270.40
88	C60	86	1,419.00	851.40	2,270.40
89	C61	198	3,267.00	1,960.20	5,227.20
90	C62	155	2,557.50	1,534.50	4,092.00
91	C63	138	2,277.00	1,366.20	3,643.20
92	C64	155	2,557.50	1,534.50	4,092.00
93	C65	154	2,541.00	1,524.60	4,065.60
94	C66	141	2,326.50	1,395.90	3,722.40
95	C67	141	2,326.50	1,395.90	3,722.40

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LOT BUDGET SUMMARY

28 February 2017

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

Lot No	Unit No	Entitlement	Administrative Fund	Sinking Fund	Net Total
96	C68	151	2,491.50	1,494.90	3,986.40
97	C69	165	2,722.50	1,633.50	4,356.00
98	C70	146	2,409.00	1,445.40	3,854.40
99	C71	165	2,722.50	1,633.50	4,356.00
100	C72	155	2,557.50	1,534.50	4,092.00
101	C73	143	2,359.50	1,415.70	3,775.20
102	C74	143	2,359.50	1,415.70	3,775.20
103	C75	161	2,656.50	1,593.90	4,250.40
104	C76	378	6,237.00	3,742.20	9,979.20
105	C77	391	6,451.50	3,870.90	10,322.40
		10,000	165,000.00	99,000.00	264,000.00