Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

ADMINISTRATIVE FUND	**ACTUAL 01/03/17-28/02/18**	**BUDGET 01/03/17-28/02/18**	**BUDGET 01/03/18-28/02/19**
INCOME			
Levies - Administrative Fund	666,666.87	666,667.00	666,667.00
Discounts - Admin Fund	(59,816.80)	(66,667.00)	(66,667.00)
Interest-Investments	791.84	500.00	1,000.00
Interest On Overdue Levies	570.30	0.00	0.00
Insurance Claims Sp	10,949.00	0.00	0.00
Key Deposits	3,710.91	2,000.00	2,000.00
Recoveries--Moving In/Out Fees	600.00	0.00	0.00
Recovery--Owner	1,461.00	0.00	0.00
Rental Income	8,040.56	7,700.00	8,100.00
TOTAL ADMIN FUND INCOME	**632,973.68**	**610,200.00**	**611,100.00**
EXPENDITURE - ADMIN FUND			
Accounting	4,476.24	2,700.00	3,000.00
Audit And Taxation Services	1,979.69	3,000.00	2,500.00
Bank Charges	22.95	50.00	50.00
Bank Charges-Bpay	0.67	0.00	0.00
Bank Charges-With GST	(67.57)	300.00	200.00
Building Link Program	2,568.00	2,800.00	0.00
Consultants	5,357.50	5,000.00	10,000.00
Debt Collection Fees	9.00	0.00	0.00
Insurance-Excesses	4,675.40	3,000.00	3,000.00
Insurance-Premiums	66,662.59	75,000.00	75,000.00
Insurance-Valuation	552.73	1,000.00	0.00
Legal Fees	4,737.23	10,000.00	10,000.00
Maint-Aircon	10,385.50	10,000.00	12,000.00
Maint-Aircon-Water Treatment	2,225.00	3,000.00	3,200.00
Maint-Cleaning	111,424.00	120,000.00	125,000.00
Maint-Cleaning-Carpet/Furn	2,440.00	3,000.00	3,000.00
Maint-Cleaning-Other	0.00	4,000.00	3,000.00
Maint-Compactor	3,265.38	4,000.00	4,000.00
Maint-Doors & Windows	8,951.86	7,000.00	10,000.00
Maint-Electrical	5,503.36	8,000.00	8,000.00
Maint-Electrical Lamps & Tubes	361.36	2,000.00	2,000.00
Maint-Fire Prtcn-Call Out Fee	6,749.09	3,600.00	3,600.00
Maint-Fire Prtcn-Contract	9,353.64	12,500.00	10,000.00
Maint-Fire Prtcn-Monitoring	2,259.06	2,400.00	2,500.00
Maint-Fire Prtcn-Repairs	20,802.74	20,000.00	20,000.00
Maint-Garage Doors	1,055.00	4,000.00	3,000.00
Maint-General Repairs	26,836.15	30,000.00	30,000.00
Maint-Grease Trap	134.55	0.00	0.00
Maint-Gym Equipment	640.00	0.00	500.00
Maint-Hot Water Service	2,225.00	2,000.00	2,200.00
Maint-Insurance Repairs	10,949.00	0.00	0.00
Maint-Intercom	0.00	1,000.00	2,000.00

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1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

EXPENDITURE - ADMIN FUND (Continued)	**ACTUAL**	**BUDGET**	**BUDGET**
	01/03/17-28/02/18	**01/03/17-28/02/18**	**01/03/18-28/02/19**
Maint-Lawns & Gardening	20,734.49	30,000.00	30,000.00
Maint-Lift-Maint Contract	25,759.76	45,000.00	20,000.00
Maint-Lift-Registration Fees	72.50	75.00	75.00
Maint-Lift-Servicing/Repair	907.73	2,000.00	1,500.00
Maint-Locks, Keys & Card Keys	2,318.21	1,000.00	500.00
Maint-Pest/Vermin Control	2,070.00	2,000.00	2,500.00
Maint-Plumbing & Drainage	3,898.64	8,000.00	8,000.00
Maint-Pool	136.36	0.00	0.00
Maint-Pool Consumables	5,961.81	6,000.00	6,000.00
Maint-Pool Repairs	4,076.47	3,000.00	3,000.00
Maint-Pumps	2,931.40	4,000.00	4,000.00
Maint-Security Equipment	3,910.00	4,000.00	6,000.00
Maint-Tv Antenna & Cables	0.00	2,500.00	2,000.00
Management Fees	18,361.53	18,500.00	19,200.00
Mgmt - Non Routine Services	3,539.09	9,000.00	6,000.00
Oh & S Compliance	0.00	1,000.00	1,000.00
Mgmt - Print/Postage/General	5,458.46	5,000.00	5,000.00
Prior Period Adj	140.54	0.00	0.00
Search And Certificates	340.09	0.00	0.00
Sundry	3,723.52	2,000.00	4,000.00
Telephone/Email/Fax	2,530.08	3,500.00	3,500.00
Telephone - Mgmt	177.40	500.00	300.00
Trades Compliance	240.00	250.00	240.00
Transfer To Capital Works Fund	100,000.00	0.00	0.00
Utility-Electricity	73,448.62	85,000.00	80,000.00
Utility-Gas	7,511.69	8,000.00	8,000.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	52,093.22	60,000.00	60,000.00
TOTAL ADMIN EXPENDITURE	**656,876.73**	**639,875.00**	**618,765.00**
SURPLUS DEFICIT	**$ (23,903.05)**	**$ (29,675.00)**	**$ (7,665.00)**
Opening Admin Balance	155,486.88	155,486.88	131,583.83
ADMINISTRATIVE FUND BALANCE	**$ 131,583.83**	**$ 125,811.88**	**$ 123,918.83**

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1 McDonald Street
Cronulla NSW 2230

PROPOSED ANNUAL BUDGET

CAPITAL WORKS FUND	ACTUAL 01/03/17-28/02/18	BUDGET 01/03/17-28/02/18	BUDGET 01/03/18-28/02/19
INCOME			
Levies - Capital Works Fund	433,333.14	433,333.00	433,333.00
Discounts - Capital Works Fund	(36,940.22)	(43,333.00)	(43,333.00)
Interest-Investments	13,368.58	8,316.00	10,000.00
Refund--Income Tax	3,313.80	0.00	0.00
Transfer From Admin Fund	100,000.00	0.00	0.00
TOTAL CAPITAL WORKS INCOME	**513,075.30**	**398,316.00**	**400,000.00**
EXPENDITURE - CAPITAL WORKS			
Income Tax	5,457.80	0.00	6,000.00
Balustrades	273,351.38	320,300.00	27,000.00
Balustrades Project Management	53,866.19	54,120.00	6,000.00
General Replacement	235,169.79	661,745.00	645,000.00
TOTAL CAP. WORKS EXPENDITURE	**567,845.16**	**1,036,165.00**	**684,000.00**
SURPLUS DEFICIT	**$ (54,769.86)**	**$ (637,849.00)**	**$ (284,000.00)**
Opening Capital Works Balance	916,106.59	916,106.59	861,336.73
CAPITAL WORKS FUND BALANCE	**$ 861,336.73**	**$ 278,257.59**	**$ 577,336.73**

Strata Plan No. 50785

1 McDonald Street
Cronulla NSW 2230

LOT BUDGET SUMMARY

28 February 2019

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	Capital Works Fund	Net Total
1	R1	78	1,287.00	836.55	2,123.55
2	Shop4	85	1,402.50	911.63	2,314.13
3	Shop3	95	1,567.50	1,018.87	2,586.37
4	Shop2	91	1,501.50	975.98	2,477.48
5	Shop1	96	1,584.00	1,029.60	2,613.60
6	A1	73	1,204.50	782.93	1,987.43
7	A2	74	1,221.00	793.65	2,014.65
8	A3	74	1,221.00	793.65	2,014.65
9	A4	74	1,221.00	793.65	2,014.65
10	A5	74	1,221.00	793.65	2,014.65
11	A6	73	1,204.50	782.93	1,987.43
12	R2	125	2,062.50	1,340.62	3,403.12
13	B13	44	726.00	471.90	1,197.90
14	B14	44	726.00	471.90	1,197.90
15	A7	75	1,237.50	804.38	2,041.88
16	A8	78	1,287.00	836.55	2,123.55
17	A9	78	1,287.00	836.55	2,123.55
18	A10	79	1,303.50	847.28	2,150.78
19	A11	78	1,287.00	836.55	2,123.55
20	A12	76	1,254.00	815.10	2,069.10
21	R3	112	1,848.00	1,201.20	3,049.20
22	B15	49	808.50	525.53	1,334.03
23	B16	50	825.00	536.25	1,361.25
24	B17	50	825.00	536.25	1,361.25
25	B18	50	825.00	536.25	1,361.25
29	C1	90	1,485.00	965.25	2,450.25
30	C2	53	874.50	568.42	1,442.92
31	C3	86	1,419.00	922.35	2,341.35
32	C4	88	1,452.00	943.80	2,395.80
33	C5	81	1,336.50	868.73	2,205.23
34	C6	75	1,237.50	804.38	2,041.88
35	C7	84	1,386.00	900.90	2,286.90
36	C8	71	1,171.50	761.47	1,932.97
37	C9	82	1,353.00	879.45	2,232.45
38	C10	59	973.50	632.77	1,606.27
39	C11	60	990.00	643.50	1,633.50
40	C12	65	1,072.50	697.12	1,769.62
41	C13	65	1,072.50	697.12	1,769.62
42	C14	70	1,155.00	750.75	1,905.75
43	C15	90	1,485.00	965.25	2,450.25
44	C16	76	1,254.00	815.10	2,069.10
45	C17	85	1,402.50	911.63	2,314.13
46	C18	61	1,006.50	654.23	1,660.73

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28 February 2019

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	Capital Works Fund	Net Total
47	C19	66	1,089.00	707.85	1,796.85
48	C20	69	1,138.50	740.03	1,878.53
49	C21	68	1,122.00	729.30	1,851.30
50	C22	75	1,237.50	804.38	2,041.88
51	C23	100	1,650.00	1,072.50	2,722.50
52	C24	84	1,386.00	900.90	2,286.90
53	C25	92	1,518.00	986.70	2,504.70
54	C26	72	1,188.00	772.20	1,960.20
55	C27	64	1,056.00	686.40	1,742.40
56	C28	68	1,122.00	729.30	1,851.30
57	C29	64	1,056.00	686.40	1,742.40
58	C30	75	1,237.50	804.38	2,041.88
59	C31	110	1,815.00	1,179.75	2,994.75
60	C32	92	1,518.00	986.70	2,504.70
61	C33	100	1,650.00	1,072.50	2,722.50
62	C34	71	1,171.50	761.47	1,932.97
63	C35	66	1,089.00	707.85	1,796.85
64	C36	70	1,155.00	750.75	1,905.75
65	C37	72	1,188.00	772.20	1,960.20
66	C38	88	1,452.00	943.80	2,395.80
67	C39	115	1,897.50	1,233.38	3,130.88
68	C40	96	1,584.00	1,029.60	2,613.60
69	C41	105	1,732.50	1,126.13	2,858.63
70	C42	76	1,254.00	815.10	2,069.10
71	C43	72	1,188.00	772.20	1,960.20
72	C44	73	1,204.50	782.93	1,987.43
73	C45	74	1,221.00	793.65	2,014.65
74	C46	90	1,485.00	965.25	2,450.25
75	C47	120	1,980.00	1,287.00	3,267.00
76	C48	116	1,914.00	1,244.10	3,158.10
77	C49	115	1,897.50	1,233.38	3,130.88
78	C50	90	1,485.00	965.25	2,450.25
79	C51	74	1,221.00	793.65	2,014.65
80	C52	71	1,171.50	761.47	1,932.97
81	C53	77	1,270.50	825.82	2,096.32
82	C54	95	1,567.50	1,018.87	2,586.37
83	C55	135	2,227.50	1,447.88	3,675.38
84	C56	129	2,128.50	1,383.53	3,512.03
85	C57	143	2,359.50	1,533.67	3,893.17
86	C58	100	1,650.00	1,072.50	2,722.50
87	C59	86	1,419.00	922.35	2,341.35
88	C60	86	1,419.00	922.35	2,341.35
89	C61	198	3,267.00	2,123.55	5,390.55

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LOT BUDGET SUMMARY

28 February 2019

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	Capital Works Fund	Net Total
90	C62	155	2,557.50	1,662.37	4,219.87
91	C63	138	2,277.00	1,480.05	3,757.05
92	C64	155	2,557.50	1,662.37	4,219.87
93	C65	154	2,541.00	1,651.65	4,192.65
94	C66	141	2,326.50	1,512.23	3,838.73
95	C67	141	2,326.50	1,512.23	3,838.73
96	C68	151	2,491.50	1,619.48	4,110.98
97	C69	165	2,722.50	1,769.63	4,492.13
98	C70	146	2,409.00	1,565.85	3,974.85
99	C71	165	2,722.50	1,769.63	4,492.13
100	C72	155	2,557.50	1,662.37	4,219.87
101	C73	143	2,359.50	1,533.67	3,893.17
102	C74	143	2,359.50	1,533.67	3,893.17
103	C75	161	2,656.50	1,726.72	4,383.22
104	C76	378	6,237.00	4,054.05	10,291.05
105	C77	391	6,451.50	4,193.47	10,644.97
		10,000	165,000.00	107,250.03	272,250.03