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Independent Auditor's Report
To the Owners of Strata Plan 50785

Opinion

We have audited the financial report of Strata Plan 50785, which comprises the balance sheet as at 29 February 2020, the income and expenditure statements for the year then ended, and Notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of Strata Plan 50785 as at 29 February 2020 and its financial performance for the year then ended in accordance with the accounting policies described in the Notes and the financial reporting requirements of S92 and S93 of the Strata Schemes Management Act 2015.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Report' section of our report.

We are independent of the Plan in accordance with APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Owners Corporation for the Financial Report

The Owners Corporation (the OC) is responsible for the preparation and fair presentation of the financial report in accordance with the accounting policies described in the Notes and has determined that they are appropriate to meet the financial reporting requirements of S92 and S93 of the Strata Schemes Management Act 2015 as well as being appropriate to meet the needs of the Owners. As a result, the financial report may not be suitable for another purpose.

The OC's responsibility also includes such internal control as the OC is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the OC is responsible for assessing the Plan's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the OC either intends to liquidate the Plan or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Plans financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance; but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

Matthew Faulkner CPA
Director

14 April 2020

CPA

Liability limited by a scheme approved under Professional Standards Legislation

STRATA PLAN 50785

NOTES TO AND FORMING PART OF THE ACCOUNTS

FOR THE YEAR ENDED 29 FEBRUARY 2020

NOTE 1 – Accounting policies

This is not a general purpose financial report. It is a special purpose report prepared for the Owners of the Plan to enable compliance with the requirement of Section 92 of the Strata Schemes Management Act 2015 as amended, to prepare financial statements.

As the Plan is not a Reporting Entity, there is no requirement to prepare accounts in accordance with Statements of Accounting Concept 1 and Australian Accounting Standards.

The accounts have been prepared in accordance with the historical cost convention and have not been adjusted for changes in the general purchasing power of money and for changes in the price of specific assets.

The accounts have been prepared on a going concern basis.

NOTE 2 – Income & expenses

The accrual basis of accounting is applied to all levies and interest on arrears. Levies are brought to account as income when the levy is due and payable. Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense paid, except where otherwise stated.

NOTE 3 – Income tax

Assessable income such as interest, dividends and other income derived by the Plan from investment of funds or derived from other personal property as defined in Tax Ruling TR 2015/3 is taxable at a rate of 30%. Assessable income received by the plan in respect of common property is taxable in the hands of individual owners. It is also noted that Land Tax is a personal responsibility. Income tax expense accounts are prepared on a cash basis and may include tax instalments for years yet to be lodged or assessed.

NOTE 4 – Insurance commission

The amount of commission received (if applicable) is reflected on each successful quote. Such commission does not affect the premium in any way and is disclosed in the management agency agreement.

MATTHEW FAULKNER ACCOUNTANCY PTY LTD
Common Seal
ACN 602 775 771

Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

BALANCE SHEET

AS AT 29 FEBRUARY 2020

OWNERS FUNDS	**ACTUAL 29/02/20**	**ACTUAL 28/02/19**
Administrative Fund	161,484.99	345,328.07
Capital Works Fund	616,906.37	1,023,962.49
TOTAL	**$ 778,391.36**	**$ 1,369,290.56**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	135,633.56	552,542.96
Investment #1-Admin	55,306.05	54,718.47
Investments # 1-Capital Works	400,000.00	500,000.00
Investments # 2-Capital Works	441,293.66	424,931.37
Levies In Arrears	1,387.08	4,404.13
Other Arrears	1,834.12	7,809.79
Costs Pursuant To By-Laws	1,100.00	40,694.92
Interest On Overdue Levies	0.00	275.66
Prepaid Expenses	0.00	4,913.54
TOTAL ASSETS	**1,036,554.47**	**1,590,290.84**
LIABILITIES		
GST Clearing Account	(11,685.50)	(15,682.23)
PAYG Clearing Account	92.99	242.91
Creditors	31,008.75	0.00
Accrued Expenses	0.00	300.00
Next Year Discounts	(23,159.48)	(23,953.21)
Levies In Advance	261,906.35	253,434.81
Costs Pursuant To By- Laws	0.00	6,658.00
TOTAL LIABILITIES	**258,163.11**	**221,000.28**
NET ASSETS	**$ 778,391.36**	**$ 1,369,290.56**

MATTHEW FAULKNER ACCOUNTANCY PTY LTD
Common Seal
ACN 602 775 771

Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 MARCH 2019 TO 29 FEBRUARY 2020

ADMINISTRATIVE FUND	**ACTUAL 01/03/19-29/02/20**	**BUDGET 01/03/19-29/02/20**	**ACTUAL 01/03/18-28/02/19**
INCOME			
Admin Levy Income	666,666.84	666,667.00	666,666.87
Admin Levy Income Discount	(61,168.45)	(66,667.00)	(59,705.15)
Interest-Investments	587.58	1,000.00	814.15
Exclusive Use	(72,364.76)	0.00	104,489.95
Interest On Overdue Levies	369.34	0.00	1,798.83
Insurance Claims Sp	22,427.70	0.00	675.40
Key Deposits	2,558.18	3,000.00	3,440.00
Rental Income	9,715.33	10,000.00	8,442.60
TOTAL ADMIN FUND INCOME	**568,791.76**	**614,000.00**	**726,622.65**
EXPENDITURE - ADMIN FUND			
Accounting	3,435.18	4,500.00	4,457.45
Audit And Taxation Services	2,031.82	2,500.00	2,568.18
Bank Charges	18.48	50.00	58.60
Bank Charges-Bpay	0.00	0.00	0.65
Consultants	4,733.64	10,000.00	5,288.77
Debt Collection Fees	9.36	0.00	0.00
Income Tax Payments	199.10	0.00	0.00
Insurance-Excesses	0.00	3,000.00	0.00
Insurance-Premiums	75,944.53	80,000.00	73,884.27
Legal Fees	15,735.06	50,000.00	1,496.91
Maint-Aircon	13,642.00	13,000.00	15,660.40
Maint-Aircon-Water Treatment	7,365.31	3,200.00	3,304.70
Maint-Cleaning	115,804.00	115,000.00	111,274.00
Maint-Cleaning-Carpet/Furn	0.00	3,000.00	1,120.00
Maint-Cleaning-Other	1,693.00	3,000.00	2,520.00
Maint-Compactor	1,883.88	3,000.00	1,949.81
Maint-Doors & Windows	4,675.00	10,000.00	8,487.73
Maint-Electrical	6,819.19	5,000.00	3,335.80
Maint-Electrical Lamps & Tubes	1,110.00	1,000.00	652.65
Maint-Fire Prtcn-Call Out Fee	16,450.91	3,600.00	(1,818.18)
Maint-Fire Prtcn-Contract	9,896.73	10,000.00	7,605.36
Maint-Fire Prtcn-Monitoring	1,688.45	2,500.00	1,673.48
Maint-Fire Prtcn-Repairs	19,668.82	20,000.00	17,524.56
Maint-Garage Doors	880.00	2,000.00	1,620.00
Maint-General Repairs	19,629.65	30,000.00	24,541.75
Maint-Grease Trap	2,856.59	0.00	0.00
Maint-Gym Equipment	0.00	500.00	245.00
Maint-Hot Water Service	905.00	2,500.00	2,500.00
Maint-Insurance Repairs	21,570.91	0.00	0.00
Maint-Intercom	2,580.00	2,000.00	540.00
Maint-Lawns & Gardening	24,156.26	28,000.00	24,774.24
Maint-Lift-Maint Contract	18,041.64	20,000.00	17,748.37
Maint-Lift-Registration Fees	76.50	75.00	75.50
Maint-Lift-Servicing/Repair	3,600.00	1,500.00	0.00



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 MARCH 2019 TO 29 FEBRUARY 2020

EXPENDITURE - ADMIN FUND (Continued)	**ACTUAL**	**BUDGET**	**ACTUAL**
	01/03/19-29/02/20	**01/03/19-29/02/20**	**01/03/18-28/02/19**
Maint-Locks, Keys & Card Keys	0.00	500.00	0.00
Maint-Pest/Vermin Control	1,060.00	2,000.00	1,590.00
Maint-Plumbing & Drainage	5,773.64	8,000.00	5,924.64
Maint-Pool Consumables	7,447.18	7,500.00	7,181.46
Maint-Pool Repairs	1,859.09	3,000.00	3,244.55
Maint-Pumps	4,356.13	4,000.00	3,930.51
Maint-Security Equipment	0.00	4,000.00	0.00
Maint-Tv Antenna & Cables	1,500.00	2,000.00	0.00
Management Fees	20,234.42	20,160.00	19,270.87
Mgmt - Non Routine Services	8,162.95	6,000.00	5,291.76
Oh & S Compliance	0.00	1,000.00	0.00
Mgmt - Print/Postage/General	4,616.90	5,000.00	4,700.43
Sundry	4,065.62	4,000.00	2,563.04
Telephone/Email/Fax	2,191.53	3,000.00	2,416.75
Telephone - Mgmt	64.00	300.00	18.20
Trades Compliance	240.00	240.00	240.00
Transfer To Capital Works Fund	175,000.00	0.00	0.00
Utility-Electricity	68,699.97	75,000.00	73,482.67
Utility-Gas	5,879.70	8,000.00	7,510.05
Utility-Rubbish Removal	0.00	200.00	0.00
Utility-Water & Sewerage	44,382.70	50,000.00	42,423.48
TOTAL ADMIN EXPENDITURE	**752,634.84**	**632,825.00**	**512,878.41**
SURPLUS/DEFICIT	**$ (183,843.08)**	**$ (18,825.00)**	**$ 213,744.24**
Opening Admin Balance	345,328.07	345,328.07	131,583.83
ADMINISTRATIVE FUND BALANCE	**$ 161,484.99**	**$ 326,503.07**	**$ 345,328.07**



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 MARCH 2019 TO 29 FEBRUARY 2020

CAPITAL WORKS FUND	**ACTUAL 01/03/19-29/02/20**	**BUDGET 01/03/19-29/02/20**	**ACTUAL 01/03/18-28/02/19**
INCOME			
Capital Works Levy Income	433,333.16	433,333.00	433,333.16
Cw Fund Levy Income Discount	(39,619.87)	(43,333.00)	(38,922.17)
Interest-Investments	16,362.29	15,000.00	22,435.51
Transfer From Admin Fund	175,000.00	0.00	0.00
TOTAL CAPITAL WORKS INCOME	**585,075.58**	**405,000.00**	**416,846.50**
EXPENDITURE - CAPITAL WORKS			
Income Tax	4,790.08	6,000.00	6,557.31
Balustrades	0.00	0.00	26,947.45
Balustrades Project Management	0.00	0.00	7,750.00
General Replacement	987,341.62	1,135,946.00	212,965.98
TOTAL CAP. WORKS EXPENDITURE	**992,131.70**	**1,141,946.00**	**254,220.74**
SURPLUS/DEFICIT	**$ (407,056.12)**	**$ (736,946.00)**	**$ 162,625.76**
Opening Capital Works Balance	1,023,962.49	1,023,962.49	861,336.73
CAPITAL WORKS FUND BALANCE	**$ 616,906.37**	**$ 287,016.49**	**$ 1,023,962.49**



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

LOT BALANCE REPORT

29 February 2020

Lot No	Unit No	Admin Balance	Cap. Works Balance	Other	Total
1	R1	-13,967.70	-929.50	0.00	-14,897.20
3	Shop3	-9,048.17	-1,132.08	0.00	-10,180.25
4	Shop2	42.51	1,084.42	2,017.32	3,144.25
5	Shop1	-1,760.00	-1,144.00	0.00	-2,904.00
6	A1	-1,338.33	-869.92	0.00	-2,208.25
7	A2	-1,356.67	-881.83	0.00	-2,238.50
8	A3	-1,356.67	-881.83	0.00	-2,238.50
9	A4	-1,356.67	-881.83	0.00	-2,238.50
10	A5	-1,356.67	-881.83	0.00	-2,238.50
11	A6	-1,338.33	-869.92	0.00	-2,208.25
12	R2	-2,291.67	-1,489.58	0.00	-3,781.25
14	B14	0.00	0.00	547.80	547.80
16	A8	-1,430.00	-929.50	0.00	-2,359.50
17	A9	-1,430.00	-929.50	0.00	-2,359.50
18	A10	-1,448.33	-941.42	0.00	-2,389.75
19	A11	-1,430.45	-929.50	0.00	-2,359.95
20	A12	-1,393.33	-905.67	0.00	-2,299.00
21	R3	-7,280.10	-1,334.67	0.00	-8,614.77
22	B15	-898.33	-583.92	0.00	-1,482.25
23	B16	-61.50	0.00	307.50	246.00
24	B17	-923.67	-595.83	0.00	-1,519.50
25	B18	-916.67	-595.83	0.00	-1,512.50
29	C1	-1,650.00	-1,072.50	0.00	-2,722.50
31	C3	-1,576.67	-1,024.83	0.00	-2,601.50
32	C4	-1,613.33	-1,048.67	0.00	-2,662.00
33	C5	-1,485.00	-965.25	0.00	-2,450.25
34	C6	-1,375.00	-893.75	0.00	-2,268.75
35	C7	-1,540.00	-1,001.00	0.00	-2,541.00
36	C8	-1,301.67	-846.08	0.00	-2,147.75
37	C9	-1,503.33	-977.17	0.00	-2,480.50
38	C10	-1,081.67	-703.08	0.00	-1,784.75
39	C11	-491.85	0.00	0.00	-491.85
40	C12	-1,191.67	-774.58	0.00	-1,966.25
41	C13	-1,933.97	-774.58	0.00	-2,708.55
42	C14	-1,283.33	-834.17	0.00	-2,117.50
43	C15	-1,650.00	-1,072.50	0.00	-2,722.50
45	C17	-1,558.33	-1,012.92	0.00	-2,571.25
46	C18	-0.03	0.00	0.00	-0.03
47	C19	-1,210.00	-786.50	0.00	-1,996.50
48	C20	-1,265.00	-822.25	0.00	-2,087.25
49	C21	-1,246.67	-810.33	0.00	-2,057.00
50	C22	-1,375.00	-893.75	0.00	-2,268.75
51	C23	-1,833.33	-1,191.67	0.00	-3,025.00
54	C26	-1,320.00	-858.00	0.00	-2,178.00
55	C27	-1,173.33	-762.67	0.00	-1,936.00
56	C28	-1,246.67	-810.33	0.00	-2,057.00
57	C29	-1,173.33	-762.67	0.00	-1,936.00
58	C30	-1,375.00	-893.75	0.00	-2,268.75



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

LOT BALANCE REPORT

29 February 2020

Lot No	Unit No	Admin Balance	Cap. Works Balance	Other	Total
59	C31	-2,016.67	-1,310.83	0.00	-3,327.50
60	C32	-1,686.67	-1,096.33	0.00	-2,783.00
61	C33	-1,833.33	-1,191.67	0.00	-3,025.00
62	C34	-1,301.67	-846.08	0.00	-2,147.75
63	C35	-1,210.00	-786.50	0.00	-1,996.50
64	C36	-1,283.33	-834.17	0.00	-2,117.50
65	C37	-1,320.00	-858.00	0.00	-2,178.00
66	C38	-1,613.33	-1,048.67	0.00	-2,662.00
67	C39	-2,108.33	-1,370.42	0.00	-3,478.75
68	C40	-1,760.00	-1,144.00	0.00	-2,904.00
69	C41	-1,925.00	-1,251.25	0.00	-3,176.25
70	C42	-1,393.33	-905.67	0.00	-2,299.00
71	C43	-1,320.00	-858.00	0.00	-2,178.00
72	C44	-1,338.33	-869.92	0.00	-2,208.25
74	C46	-1,650.00	-1,072.50	0.00	-2,722.50
76	C48	-2,126.67	-1,382.33	0.00	-3,509.00
77	C49	-2,108.33	-1,370.42	0.00	-3,478.75
78	C50	-1,650.00	-1,072.50	0.00	-2,722.50
79	C51	-1,356.67	-881.83	0.00	-2,238.50
80	C52	-1,301.67	-846.08	0.00	-2,147.75
82	C54	-1,741.67	-1,132.08	0.00	-2,873.75
83	C55	-2,475.00	-1,608.75	0.00	-4,083.75
84	C56	-6,302.53	-1,537.25	0.00	-7,839.78
85	C57	-2,621.67	-1,704.08	61.50	-4,264.25
86	C58	-1,833.33	-1,191.67	0.00	-3,025.00
87	C59	157.67	102.48	0.00	260.15
88	C60	-1,576.67	-1,024.83	0.00	-2,601.50
89	C61	-3,630.00	-2,359.50	0.00	-5,989.50
91	C63	-2,530.00	-1,644.50	0.00	-4,174.50
93	C65	-2,823.33	-1,835.17	0.00	-4,658.50
94	C66	-2,585.00	-1,680.25	0.00	-4,265.25
95	C67	-2,585.00	-1,680.25	0.00	-4,265.25
98	C70	-2,676.67	-1,739.83	0.00	-4,416.50
99	C71	-3,025.00	-1,966.25	0.00	-4,991.25
101	C73	-2,621.67	-1,704.08	0.00	-4,325.75
102	C74	-2,622.39	-1,704.08	0.00	-4,326.47
103	C75	-2,951.67	-1,918.58	0.00	-4,870.25
104	C76	-6,930.00	-4,504.50	0.00	-11,434.50
		-170,472.19	-90,047.08	2,934.12	-257,585.15



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

CREDITORS BALANCE REPORT

29 February 2020

Account No	Name	Amount
08200246	Aero Cleaning Services	-2,596.00
08201437	Cogs Gas & Plumbing Pty Ltd	-995.50
08204177	Pool & Spa Warehouse Kirrawee	-578.00
08204769	Rollers And Wheels	-341.00
08208010	Rogo Security Pty Ltd	-1,914.00
08213695	Cleanaway Technical Services	-1,353.01
08215321	Ecovantage	-1,198.99
08215783	Cpr Group Australia	-21,922.25
08216967	Wk Electrical	-110.00
Total		-31,008.75



COTE D'AZUR

STATEMENT OF KEY FINANCIAL INFORMATION

For period 1 March 2019 to 29 February 2020

Administrative Fund

Balance carried forward	345,328.07
Total income received	568,791.76
Total interest earned	587.58
Total contributions paid	846,713.35
Total unpaid contributions payable	10,067.19
Total expenditure for maintenance	316,913.38
Total expenditure for administration costs	435,522.36
Balance at end of reporting period	161,484.99

Principal items of expenditure proposed for next reporting period

Administration	
Insurance-Premiums	100,000.00
Utility-Electricity	75,000.00
Utility-Water & Sewerage	46,000.00
Management Fees	20,500.00
Legal Fees	20,000.00
Consultants	7,000.00
Mgmt - Non Routine Services	7,000.00
Utility-Gas	7,000.00
Insurance-Excesses	5,000.00
Mgmt - Print/Postage/General	5,000.00
Accounting	4,500.00
Sundry	4,000.00
Telephone/Email/Fax	3,000.00
Audit And Taxation Services	2,500.00
Trades Compliance	240.00
Telephone - Mgmt	200.00
Utility-Rubbish Removal	200.00
Maint-Lift-Registration Fees	78.00
Bank Charges	50.00
Total of proposed administration expenditure	307,268.00
Maintenance	
Maint-Cleaning	119,000.00
Maint-General Repairs	30,000.00
Maint-Lawns & Gardening	28,000.00
Maint-Fire Prtcn-Repairs	25,000.00
Maint-Lift-Maint Contract	20,000.00
Maint-Aircon	14,000.00
Maint-Fire Prtcn-Contract	10,000.00
Maint-Pool Consumables	8,500.00

COTE D'AZUR

STATEMENT OF KEY FINANCIAL INFORMATION

For period 1 March 2019 to 29 February 2020

Administrative Fund

Maint-Aircon-Water Treatment	8,000.00
Maint-Doors & Windows	8,000.00
Maint-Plumbing & Drainage	8,000.00
Maint-Electrical	6,000.00
Maint-Pumps	4,000.00
Maint-Cleaning-Carpet/Furn	3,000.00
Maint-Cleaning-Other	3,000.00
Maint-Intercom	3,000.00
Maint-Pool Repairs	3,000.00
Maint-Compactor	2,500.00
Maint-Fire Prtcn-Monitoring	2,500.00
Maint-Hot Water Service	2,500.00
Maint-Garage Doors	2,000.00
Maint-Lift-Servicing/Repair	2,000.00
Maint-Pest/Vermin Control	2,000.00
Maint-Tv Antenna & Cables	2,000.00
Maint-Electrical Lamps & Tubes	1,000.00
Maint-Fire Prtcn-Call Out Fee	1,000.00
Oh & S Compliance	1,000.00
Maint-Gym Equipment	500.00
Maint-Locks, Keys & Card Keys	500.00
Total of proposed maintenance expenditure	320,000.00
Total of proposed expenditure	627,268.00

Capital Works Fund

Balance carried forward	1,023,962.49
Total income received	585,075.58
Total interest earned	16,362.29
Total contributions paid	397,712.04
Total unpaid contributions payable	29,119.54
Total expenditure for maintenance	987,341.62
Total expenditure for administration costs	4,790.08
Balance at end of reporting period	616,906.37

Principal items of expenditure proposed for next reporting period

Administration

Income Tax	4,000.00
Total of proposed administration expenditure	4,000.00

Maintenance

COTE D'AZUR

STATEMENT OF KEY FINANCIAL INFORMATION

For period 1 March 2019 to 29 February 2020

Capital Works Fund

General Replacement	500,000.00
Total of proposed maintenance expenditure	500,000.00
Total of proposed expenditure	504,000.00

Strata Plan No. 50785

1 McDonald Street, Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/19-29/02/20	BUDGET 01/03/19-29/02/20	BUDGET 01/03/20-28/02/21
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	666,666.84	666,667.00	666,667.00
Admin Levy Income Discount	(61,168.45)	(66,667.00)	(66,667.00)
Interest-Investments	587.58	1,000.00	0.00
Exclusive Use	(72,364.76)	0.00	0.00
Interest On Overdue Levies	369.34	0.00	0.00
Insurance Claims Sp	22,427.70	0.00	0.00
Key Deposits	2,558.18	3,000.00	3,000.00
Rental Income	9,715.33	10,000.00	10,000.00
TOTAL ADMIN FUND INCOME	**568,791.76**	**614,000.00**	**613,000.00**
EXPENDITURE - ADMIN FUND			
Accounting	3,435.18	4,500.00	4,500.00
Audit And Taxation Services	2,031.82	2,500.00	2,500.00
Bank Charges	18.48	50.00	50.00
Consultants	4,733.64	10,000.00	7,000.00
Debt Collection Fees	9.36	0.00	0.00
Income Tax Payments	199.10	0.00	0.00
Insurance-Excesses	0.00	3,000.00	4,000.00
Insurance-Premiums	75,944.53	80,000.00	100,000.00
Legal Fees	15,735.06	50,000.00	20,000.00
Maint-Aircon	13,642.00	13,000.00	14,000.00
Maint-Aircon-Water Treatment	7,365.31	3,200.00	8,000.00
Maint-Cleaning	115,804.00	115,000.00	119,000.00
Maint-Cleaning-Carpet/Furn	0.00	3,000.00	2,000.00
Maint-Cleaning-Other	1,693.00	3,000.00	2,000.00
Maint-Compactor	1,883.88	3,000.00	3,500.00
Maint-Doors & Windows	4,675.00	10,000.00	8,000.00
Maint-Electrical	6,819.19	5,000.00	7,000.00
Maint-Electrical Lamps & Tubes	1,110.00	1,000.00	1,000.00
Maint-Fire Prtcn-Call Out Fee	16,450.91	3,600.00	0.00
Maint-Fire Prtcn-Contract	9,896.73	10,000.00	10,000.00
Maint-Fire Prtcn-Monitoring	1,688.45	2,500.00	2,500.00
Maint-Fire Prtcn-Repairs	19,668.82	20,000.00	25,000.00
Maint-Garage Doors	880.00	2,000.00	1,000.00
Maint-General Repairs	19,629.65	30,000.00	20,000.00

Strata Plan No. 50785

1 McDonald Street, Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/19-29/02/20	BUDGET 01/03/19-29/02/20	BUDGET 01/03/20-28/02/21
Maint-Grease Trap	2,856.59	0.00	0.00
Maint-Gym Equipment	0.00	500.00	500.00
Maint-Hot Water Service	905.00	2,500.00	2,500.00
Maint-Insurance Repairs	21,570.91	0.00	0.00
Maint-Intercom	2,580.00	2,000.00	3,000.00
Maint-Lawns & Gardening	24,156.26	28,000.00	28,000.00
Maint-Lift-Maint Contract	18,041.64	20,000.00	20,000.00
Maint-Lift-Registration Fees	76.50	75.00	78.00
Maint-Lift-Servicing/Repair	3,600.00	1,500.00	2,000.00
Maint-Locks, Keys & Card Keys	0.00	500.00	500.00
Maint-Pest/Vermin Control	1,060.00	2,000.00	2,000.00
Maint-Plumbing & Drainage	5,773.64	8,000.00	8,000.00
Maint-Pool Consumables	7,447.18	7,500.00	8,500.00
Maint-Pool Repairs	1,859.09	3,000.00	4,000.00
Maint-Pumps	4,356.13	4,000.00	4,000.00
Maint-Security Equipment	0.00	4,000.00	4,000.00
Maint-Tv Antenna & Cables	1,500.00	2,000.00	1,500.00
Management Fees	20,234.42	20,160.00	20,500.00
Mgmt - Non Routine Services	8,162.95	6,000.00	7,000.00
Oh & S Compliance	0.00	1,000.00	1,000.00
Mgmt - Print/Postage/General	4,616.90	5,000.00	5,000.00
Sundry	4,065.62	4,000.00	4,000.00
Telephone/Email/Fax	2,191.53	3,000.00	3,000.00
Telephone - Mgmt	64.00	300.00	200.00
Trades Compliance	240.00	240.00	240.00
Transfer To Capital Works Fund	175,000.00	0.00	0.00
Utility-Electricity	68,699.97	75,000.00	75,000.00
Utility-Gas	5,879.70	8,000.00	7,000.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	44,382.70	50,000.00	46,000.00
TOTAL ADMIN EXPENDITURE	**752,634.84**	**632,825.00**	**618,768.00**
SURPLUS/DEFICIT	**$ (183,843.08)**	**$ (18,825.00)**	**$ (5,768.00)**
Opening Admin Balance	345,328.07	345,328.07	161,484.99
ADMINISTRATIVE FUND BALANCE	**$ 161,484.99**	**$ 326,503.07**	**$ 155,716.99**

Strata Plan No. 50785

1 McDonald Street, Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/19-29/02/20	BUDGET 01/03/19-29/02/20	BUDGET 01/03/20-28/02/21
CAPITAL WORKS FUND			
INCOME			
Capital Works Levy Income	433,333.16	433,333.00	433,333.00
Cw Fund Levy Income Discount	(39,619.87)	(43,333.00)	(43,333.00)
Interest-Investments	16,362.29	15,000.00	10,000.00
Transfer From Admin Fund	175,000.00	0.00	0.00
TOTAL CAPITAL WORKS INCOME	**585,075.58**	**405,000.00**	**400,000.00**
EXPENDITURE - CAPITAL WORKS			
Income Tax	4,790.08	6,000.00	4,000.00
General Replacement	987,341.62	1,135,946.00	435,000.00
TOTAL CAP. WORKS EXPENDITURE	**992,131.70**	**1,141,946.00**	**439,000.00**
SURPLUS/DEFICIT	**$ (407,056.12)**	**$ (736,946.00)**	**$ (39,000.00)**
Opening Capital Works Balance	1,023,962.49	1,023,962.49	616,906.37
CAPITAL WORKS FUND BALANCE	**$ 616,906.37**	**$ 287,016.49**	**$ 577,906.37**

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2021

If the foregoing budget is adopted levies 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	1,170.00	760.50	1,930.50
2	Shop4	85	1,275.00	828.75	2,103.75
3	Shop3	95	1,425.00	926.25	2,351.25
4	Shop2	91	1,365.00	887.25	2,252.25
5	Shop1	96	1,440.00	936.00	2,376.00
6	A1	73	1,095.00	711.75	1,806.75
7	A2	74	1,110.00	721.50	1,831.50
8	A3	74	1,110.00	721.50	1,831.50
9	A4	74	1,110.00	721.50	1,831.50
10	A5	74	1,110.00	721.50	1,831.50
11	A6	73	1,095.00	711.75	1,806.75
12	R2	125	1,875.00	1,218.75	3,093.75
13	B13	44	660.00	429.00	1,089.00
14	B14	44	660.00	429.00	1,089.00
15	A7	75	1,125.00	731.25	1,856.25
16	A8	78	1,170.00	760.50	1,930.50
17	A9	78	1,170.00	760.50	1,930.50
18	A10	79	1,185.00	770.25	1,955.25
19	A11	78	1,170.00	760.50	1,930.50
20	A12	76	1,140.00	741.00	1,881.00
21	R3	112	1,680.00	1,092.00	2,772.00
22	B15	49	735.00	477.75	1,212.75
23	B16	50	750.00	487.50	1,237.50
24	B17	50	750.00	487.50	1,237.50
25	B18	50	750.00	487.50	1,237.50
26	0	0	0.00	0.00	0.00
27	0	0	0.00	0.00	0.00
28	0	0	0.00	0.00	0.00
29	C1	90	1,350.00	877.50	2,227.50
30	C2	53	795.00	516.75	1,311.75
31	C3	86	1,290.00	838.50	2,128.50
32	C4	88	1,320.00	858.00	2,178.00
33	C5	81	1,215.00	789.75	2,004.75
34	C6	75	1,125.00	731.25	1,856.25
35	C7	84	1,260.00	819.00	2,079.00
36	C8	71	1,065.00	692.25	1,757.25
37	C9	82	1,230.00	799.50	2,029.50
38	C10	59	885.00	575.25	1,460.25
39	C11	60	900.00	585.00	1,485.00
40	C12	65	975.00	633.75	1,608.75
41	C13	65	975.00	633.75	1,608.75
42	C14	70	1,050.00	682.50	1,732.50
43	C15	90	1,350.00	877.50	2,227.50
44	C16	76	1,140.00	741.00	1,881.00
45	C17	85	1,275.00	828.75	2,103.75
46	C18	61	915.00	594.75	1,509.75
47	C19	66	990.00	643.50	1,633.50
48	C20	69	1,035.00	672.75	1,707.75
49	C21	68	1,020.00	663.00	1,683.00
50	C22	75	1,125.00	731.25	1,856.25

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2021

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

Lot No	Unit No	Entitlement	ADMINISTRATIVE FUND	CAPITAL WORKS FUND	Net Total
51	C23	100	1,500.00	975.00	2,475.00
52	C24	84	1,260.00	819.00	2,079.00
53	C25	92	1,380.00	897.00	2,277.00
54	C26	72	1,080.00	702.00	1,782.00
55	C27	64	960.00	624.00	1,584.00
56	C28	68	1,020.00	663.00	1,683.00
57	C29	64	960.00	624.00	1,584.00
58	C30	75	1,125.00	731.25	1,856.25
59	C31	110	1,650.00	1,072.50	2,722.50
60	C32	92	1,380.00	897.00	2,277.00
61	C33	100	1,500.00	975.00	2,475.00
62	C34	71	1,065.00	692.25	1,757.25
63	C35	66	990.00	643.50	1,633.50
64	C36	70	1,050.00	682.50	1,732.50
65	C37	72	1,080.00	702.00	1,782.00
66	C38	88	1,320.00	858.00	2,178.00
67	C39	115	1,725.00	1,121.25	2,846.25
68	C40	96	1,440.00	936.00	2,376.00
69	C41	105	1,575.00	1,023.75	2,598.75
70	C42	76	1,140.00	741.00	1,881.00
71	C43	72	1,080.00	702.00	1,782.00
72	C44	73	1,095.00	711.75	1,806.75
73	C45	74	1,110.00	721.50	1,831.50
74	C46	90	1,350.00	877.50	2,227.50
75	C47	120	1,800.00	1,170.00	2,970.00
76	C48	116	1,740.00	1,131.00	2,871.00
77	C49	115	1,725.00	1,121.25	2,846.25
78	C50	90	1,350.00	877.50	2,227.50
79	C51	74	1,110.00	721.50	1,831.50
80	C52	71	1,065.00	692.25	1,757.25
81	C53	77	1,155.00	750.75	1,905.75
82	C54	95	1,425.00	926.25	2,351.25
83	C55	135	2,025.00	1,316.25	3,341.25
84	C56	129	1,935.00	1,257.75	3,192.75
85	C57	143	2,145.00	1,394.25	3,539.25
86	C58	100	1,500.00	975.00	2,475.00
87	C59	86	1,290.00	838.50	2,128.50
88	C60	86	1,290.00	838.50	2,128.50
89	C61	198	2,970.00	1,930.50	4,900.50
90	C62	155	2,325.00	1,511.25	3,836.25
91	C63	138	2,070.00	1,345.50	3,415.50
92	C64	155	2,325.00	1,511.25	3,836.25
93	C65	154	2,310.00	1,501.50	3,811.50
94	C66	141	2,115.00	1,374.75	3,489.75
95	C67	141	2,115.00	1,374.75	3,489.75
96	C68	151	2,265.00	1,472.25	3,737.25
97	C69	165	2,475.00	1,608.75	4,083.75
98	C70	146	2,190.00	1,423.50	3,613.50
99	C71	165	2,475.00	1,608.75	4,083.75
100	C72	155	2,325.00	1,511.25	3,836.25

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2021

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

Lot No	Unit No	Entitlement	ADMINISTRATIVE FUND	CAPITAL WORKS FUND	Net Total
101	C73	143	2,145.00	1,394.25	3,539.25
102	C74	143	2,145.00	1,394.25	3,539.25
103	C75	161	2,415.00	1,569.75	3,984.75
104	C76	378	5,670.00	3,685.50	9,355.50
105	C77	391	5,865.00	3,812.25	9,677.25
Total		**10,000**	**$150,000.00**	**$97,500.00**	**$247,500.00**