STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

NOTICE OF
STRATA COMMITTEE MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date:	**13 June 2023**
Time:	**05:00 PM**
Venue:	**1 McDonald Street, CRONULLA, NSW, 2230**

Prepared by: Stephen Neil
Phone: (02)95404199 Fax:
Postal Address: PO Box 56, Sutherland, 1499
Email: reception@stratatitle.com.au

INDEX

- Previous Meeting Minutes
- Interim Financial Statement
- Building Manager Report and Responsibilities

SYDNEY CBD
PO Box 56
Sutherland NSW 1499
+61 2 9266 2600
central@stratatitle.com.au

NORTHERN SYDNEY
PO Box 56
Sutherland NSW 1499
+61 2 9266 2600
northshore@stratatitle.com.au

SOUTHERN SYDNEY
PO Box 56
Sutherland NSW 1499
+61 2 9266 2600
sydney@stratatitle.com.au

TWEED HEADS
PO Box 1548
Coolangatta QLD 4225
+61 7 5536 0700
tweedheads@stratatitle.com.au

NOTICE OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the Strata Committee Meeting of the Owners - Strata Plan No 50785
To be held on **13, June, 2023**
1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 05:00 PM

Motion 1.	***Minutes***

THAT the minutes of the previous Strata Committee meeting held 12/04/2023 be confirmed as a true and accurate account of the proceedings at that meeting.

Explanatory Note:This motion refers to accepting the minutes of the last strata committee meeting, a copy of which is included in the meeting notice.

☐ YES ☐ NO ☐ Conflict

Motion 2.	***Financial Statements***

THAT the Financial Statements for the period up to 31/5/23 be accepted.

☐ YES ☐ NO ☐ Conflict

Motion 3.	***General Discussion Item - Budgets and Contributions Shortfall***

THAT a General Discussion be held by the Strata Committee on the shortfall in the Budget and Contributions determined at the AGM meeting (Motion 7) held 12/04/2023 and a determination be made on proceeding to a General Meeting to rectify the shortfall.

Explanatory Note:

AF budget for 2023/24 was amended to show AF levy incomes at $678,889 GSTE prior to the 10% on-time payment allowance (so, $611,000 nett), and that
** Motion 7 minutes state AF levies totaling $678,889 GSTI (so, $549,900 nett and while not stating, but including, that the figures are also prior to the 10% on-time payment allowance)*
** likewise the 2023/24 CWF's budget is $523,566 GSTE (so, $471,210 nett) versus the Motion 7 statement of $523,566 GSTI (so, $424,089 nett).*

The Determination at the AGM meeting on Budget and Contributions is understated by a total of $108,221.

☐ YES ☐ NO ☐ Conflict

Motion 4.	***Building Management Report***

THAT the Building Managers report be tabled and any appropriate action determined as follows:

1.
2.

☐ YES ☐ NO ☐ Conflict

Motion 5.	***By-Law Residential Resort Area***

THAT a General Discussion be held by the Strata Committee on the amendments to the By-Law 112 - Residential Resort Area and correspondence received by Lot Owners and a course of action be determined.

☐ YES ☐ NO ☐ Conflict

Motion 6.	***General Discussion - Council Inspection Storage of Items in Carpark***

THAT a General Discussion be held by the Strata Committee on Councils request to inspect the Carpark in relation to storage of items in the carpark and a course of action be determined.

Explanatory Note:Sutherland Council has requested an inspection of the carpark in relation to storage of items by Commercial Lots in the Carpark following a Fire Brigade inspection late last year.

☐ YES ☐ NO ☐ Conflict

Motion 7.	***General Business / Updates***

THAT the Strata Committee consider any further items of General Business for discussion or action including the following:

1. Landlay - Water ingress rectification including Unit A12
2. AFSS Compliance
3. B block internal smoke alarms and display of current Annual Fire Safety Certificate
4. Engagement of Building Manager
5. Building Manager communication including roles, responsibilities, scheduled attendance and reporting.
6. A4 Insurance Claim – Warranty request on works completed by insurer

☐ YES ☐ NO ☐ Conflict

Motion 8.	***3 Month Extension of Agreement***	
THAT the strata committee RESOLVES to extend the term of appointment of Strata Title Management Group Pty Limited as the strata managing agent for a further 3 months from 1/5/23.		
☐ YES	☐ NO	☐ Conflict

Motion 9.	***Correspondence***	
THAT the Strata Committee review any correspondence needing attention and provide instructions.		
Explanatory Note: *This motion is to determine whether items of correspondence are needed in relation to common property areas within the complex.*		
☐ YES	☐ NO	☐ Conflict

Motion 10.	***Next SCM Date and Time***	
THAT the next Strata Committee Meeting be held onsite on Tuesday 8th August at 5pm		
☐ YES	☐ NO	☐ Conflict

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 8 June 2023

IMPORTANT NOTICE: *An owner can attend Strata Committee meetings but cannot address the meeting unless with approval from the Strata Committee.*

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
SYDNEY NORTH
SYDNEY SOUTH
WOLLONGONG
BALLINA
TWEED HEADS

ABN 43 119 665 762
PO Box 56
Sutherland NSW 1499
t. +61 2 9266 2600
www.stratatitle.com.au

MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF the Strata Committee Meeting of the
Owners - Strata Plan No 50785
Held in Club Cronulla, 41 Croydon Street, Cronulla, NSW, 2230
On 12 April 2023 commenced at 07:00 PM

PRESENT: D Young (35), L Margetts (41), C Beebe (54), K O'Shea (56), S Carruthers (79), P Scullion (93) I MacDonald (97), L Dennes (101)

IN ATTENDANCE: S Neil (Strata Title Management)

CHAIRPERSON: S Neil (by invitation).

There being a quorum present the chairman declared the meeting open.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Strata Hub - Office Bearers Consent***	***Ordinary Resolution***
RESOLVED that the elected Chairperson and Secretary appointed in the succeeding motion consent to the Strata Manager uploading their contact details to the Strata Hub by completing the Office Bearers Consent affixed to this agenda.		

Motion 3.	***Office Bearers***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the Strata Committee elect a Secretary, Treasurer and Chairperson **Secretary** - C Beebe (54) **Treasurer** - (Vacant) **Chairperson** – K O'Shea (56)		

Motion 4.	***Strata Hub - Emergency Point of Contact***	***Ordinary Resolution***
RESOLVED that the Committee nominate the following person to be appointed as the Schemes Emergency Contact and their contact details uploaded to the Strata Hub for use in the event of an emergency. W Zenari (Building Manager)		

Motion 5.	***Appointing Contact point and substitute Contact point***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the Strata Committee appoints a main representative and a substitute representative of the Strata Committee to liaise with the strata manager and be the strata scheme's main contact point. **Representative** – C Beebe (54) **Sub Representative** – K O'Shea (56)		

Motion 6.	***Archive Management***	***Ordinary Resolution***
DEFEATED that the Strata Committee – Strata Plan 50785 RESOLVE pursuant to section 180(1) of the Strata Schemes Management Act to destroy all records after a period of 7 years from the date of the last actionable work on the matter. The Strata Committee determined to collect all archive records from STS Office		

Motion 7.	***Correspondence***	***Ordinary Resolution***
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. The Strata Committee reviewed the request for increased communication to the Owners on building matters and determined to proceed with Bi-Monthly Committee Meetings to be held on the second Tuesday of that month at 5PM with agenda and minutes to be distributed to all Owners.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 10:00 PM



STRATA TITLE MANAGEMENT
Dated: 12 April 2023

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

BALANCE SHEET

AS AT 31 MAY 2023

	ACTUAL 31/05/2023	ACTUAL 28/02/2023
OWNERS FUNDS		
Administrative Fund	219,915.75	192,093.93
Capital Works Fund	1,034,819.94	931,172.01
TOTAL	**$ 1,254,735.69**	**$ 1,123,265.94**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	608,246.55	479,307.29
Investment #1-Admin	56,452.19	56,168.79
Investments # 1-Capital Works	250,000.00	405,436.64
Investments # 2-Capital Works	208,150.03	206,951.75
Investments # 3-Capital Works	831.13	825.72
Investments # 4-Capital Works	250,000.00	250,000.00
Receivables - Other	0.00	995.50
Levies In Arrears	143.39	3,169.42
Other Arrears	12,731.62	2,553.95
Interest On Overdue Levies	105.29	217.21
TOTAL ASSETS	**1,386,660.20**	**1,405,626.27**
LIABILITIES		
Gst Clearing Account	(9,545.11)	(12,653.07)
Payg Clearing Account	943.16	904.86
Accrued Expenses	0.00	40,696.23
Deposits Received--Unknown	84.00	84.00
Next Year Discounts	0.00	(26,821.59)
Levies In Advance	140,442.46	277,180.29
Costs Pursuant To By- Laws	0.00	2,969.61
TOTAL LIABILITIES	**131,924.51**	**282,360.33**
NET ASSETS	**$ 1,254,735.69**	**$ 1,123,265.94**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 31 MAY 2023

	ACTUAL 01/03/23-31/05/23	BUDGET 01/03/23-29/02/24	ACTUAL 01/03/22-28/02/23
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	166,666.74	666,667.00	666,666.92
Admin Levy Income Discount	(22,864.14)	(66,667.00)	(61,655.26)
Interest-Investments	283.40	0.00	350.24
Exclusive Use	9,220.00	37,500.00	36,731.82
Interest On Overdue Levies	65.80	0.00	248.85
Key Deposits	720.00	0.00	3,152.73
Recovery--Owner	276.19	0.00	512.87
Rental Income	0.00	11,750.00	11,246.70
Strata Roll Inspection Fees	102.00	0.00	180.50
TOTAL ADMIN FUND INCOME	**154,469.99**	**649,250.00**	**657,435.37**
EXPENDITURE - ADMIN FUND			
Accounting	1,083.68	4,500.00	4,168.10
Audit And Taxation Services	1,018.19	2,500.00	2,360.03
Bank Charges	0.00	50.00	0.00
Bank Charges-Bpay	1.02	0.00	(109.86)
Consultants	1,200.00	35,000.00	23,340.00
Debt Collection Fees	0.00	0.00	110.00
Insurance-Excesses	0.00	10,000.00	0.00
Insurance-Premiums	0.00	130,000.00	109,433.51
Legal Fees	257.48	10,000.00	2,214.35
Maint-Aircon	0.00	1,000.00	290.00
Maint-Aircon-Water Treatment	414.50	10,000.00	8,372.50
Maint-Cleaning	9,269.00	130,000.00	132,914.73
Maint-Cleaning-Carpet/Furn	2,370.00	3,000.00	2,588.00
Maint-Cleaning-Other	219.37	2,000.00	0.00
Maint-Compactor	0.00	2,500.00	1,910.76
Maint-Doors & Windows	5,337.82	7,000.00	6,033.18
Maint-Electrical	1,381.35	8,000.00	6,283.81
Maint-Electrical Lamps & Tubes	0.00	4,000.00	3,695.37
Maint-Fire Prtcn-Contract	(1,627.64)	9,500.00	8,538.09
Maint-Fire Prtcn-Monitoring	468.60	7,500.00	6,343.49
Maint-Fire Prtcn-Repairs	19,387.62	30,000.00	27,519.91
Maint-Garage Doors	1,012.73	4,000.00	3,690.00
Maint-Garbage Bins/Bags	550.00	0.00	0.00

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 31 MAY 2023

	ACTUAL	BUDGET	ACTUAL
	01/03/23-31/05/23	01/03/23-29/02/24	01/03/22-28/02/23
Maint-General Repairs	1,426.26	15,000.00	10,779.54
Maint-Grease Trap	0.01	0.00	0.02
Maint-Gym Equipment	235.27	2,000.00	1,238.23
Maint-Hardware/Consumables	90.91	0.00	0.00
Maint-Hot Water Service	0.00	2,000.00	1,910.00
Maint-Intercom	1,800.00	1,000.00	0.00
Maint-Lawns & Gardening	7,384.18	32,000.00	31,167.55
Maint-Lift-Maint Contract	4,875.00	20,000.00	19,168.83
Maint-Lift-Registration Fees	0.00	100.00	81.00
Maint-Lift-Servicing/Repair	0.00	2,000.00	0.00
Maint-Lift-Telephone	75.00	300.00	275.00
Maint-Locks, Keys & Card Keys	0.00	1,000.00	0.00
Maint-Painting & Sfce Finishes	318.18	0.00	0.00
Maint-Pest/Vermin Control	1,010.00	2,000.00	1,060.00
Maint-Plumbing & Drainage	2,154.55	7,000.00	3,610.91
Maint-Pool	790.00	0.00	0.00
Maint-Pool Consumables	2,599.13	11,000.00	10,385.23
Maint-Pool Repairs	322.00	1,500.00	596.80
Maint-Pumps	0.00	6,000.00	3,170.00
Maint-Reimbursements	0.00	0.00	4,882.39
Maint-Security Equipment	180.00	10,000.00	9,750.00
Maint-Tv Antenna & Cables	0.00	1,500.00	0.00
Management Fees	5,125.02	21,500.00	20,500.08
Mgmt - Non Routine Services	1,620.44	6,000.00	5,204.54
Oh & S Compliance	0.00	1,000.00	0.00
Mgmt - Print/Postage/General	3,425.97	4,000.00	3,737.50
Search And Certificates	188.40	0.00	180.50
Staff-Contract Bldg Mngr	15,150.00	0.00	0.00
Sundry	73.98	3,000.00	2,599.58
Telephone/Email/Fax	1,801.00	2,000.00	1,663.84
Telephone - Mgmt	0.00	50.00	12.00
Trades Compliance	60.00	240.00	240.00
Utility-Electricity	22,724.19	110,000.00	66,708.20
Utility-Gas	267.60	9,000.00	6,558.95
Utility-Rubbish Removal	0.00	200.00	0.00
Utility-Water & Sewerage	10,607.36	50,000.00	43,494.74
TOTAL ADMIN EXPENDITURE	**126,648.17**	**731,940.00**	**598,671.40**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 31 MAY 2023

	ACTUAL	BUDGET	ACTUAL
	01/03/23-31/05/23	01/03/23-29/02/24	01/03/22-28/02/23
SURPLUS/DEFICIT	**$ 27,821.82**	**$ (82,690.00)**	**$ 58,763.97**
Opening Admin Balance	192,093.93	192,093.93	133,329.96
ADMINISTRATIVE FUND BALANCE	**$ 219,915.75**	**$ 109,403.93**	**$ 192,093.93**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 31 MAY 2023

	ACTUAL 01/03/23-31/05/23	BUDGET 01/03/23-29/02/24	ACTUAL 01/03/22-28/02/23
CAPITAL WORKS FUND			
INCOME			
Capital Works Levy Income	117,000.00	523,566.00	468,000.00
Cw Fund Levy Income Discount	(16,611.65)	(52,356.00)	(42,991.74)
Interest-Investments	4,380.88	10,000.00	10,528.92
Refund--Income Tax	0.00	3,500.00	240.60
TOTAL CAPITAL WORKS INCOME	**104,769.23**	**484,710.00**	**435,777.78**
EXPENDITURE - CAPITAL WORKS			
Income Tax	1,121.30	0.00	2,822.74
General Replacement	0.00	903,496.00	318,921.96
TOTAL CAP. WORKS EXPENDITURE	**1,121.30**	**903,496.00**	**321,744.70**
SURPLUS/DEFICIT	**$ 103,647.93**	**$ (418,786.00)**	**$ 114,033.08**
Opening Capital Works Balance	931,172.01	931,172.01	817,138.93
CAPITAL WORKS FUND BALANCE	**$ 1,034,819.94**	**$ 512,386.01**	**$ 931,172.01**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

LOT BALANCE REPORT

31 May 2023

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
1	R1	-2,129.60	-1,026.65	0.00	-3,156.25
2	Shop4	-219.34	0.00	248.69	29.35
4	Shop2	0.00	0.00	248.69	248.69
5	Shop1	-1,585.78	-1,263.57	248.69	-2,600.66
6	A1	-1,205.85	-960.84	0.00	-2,166.69
11	A6	-1,205.85	-960.84	0.00	-2,166.69
12	R2	0.00	0.00	10,942.98	10,942.98
13	B13	-726.81	-579.14	0.00	-1,305.95
14	B14	-726.81	-579.14	14.41	-1,291.54
15	A7	0.00	0.00	296.50	296.50
16	A8	-1,288.44	-1,026.65	0.00	-2,315.09
19	A11	-1,288.44	-1,026.65	0.00	-2,315.09
21	R3	-1,993.03	-1,474.17	497.38	-2,969.82
24	B17	-825.93	-658.11	0.00	-1,484.04
32	C4	-1,453.63	-1,158.27	0.00	-2,611.90
34	C6	-1,238.89	-987.17	0.00	-2,226.06
36	C8	-1,172.81	-934.52	0.00	-2,107.33
38	C10	-974.59	-776.57	0.00	-1,751.16
39	C11	-187.22	0.00	0.00	-187.22
40	C12	-1,073.70	-855.54	0.00	-1,929.24
41	C13	-1,073.70	-855.54	0.00	-1,929.24
45	C17	-1,404.07	-1,118.79	0.00	-2,522.86
46	C18	-1,007.63	-802.89	0.00	-1,810.52
47	C19	-1,090.22	-868.71	0.00	-1,958.93
48	C20	-1,139.78	-908.19	0.00	-2,047.97
50	C22	-1,238.89	-987.17	0.00	-2,226.06
52	C24	-1,387.56	-1,105.62	0.00	-2,493.18
54	C26	-1,189.33	-947.68	0.00	-2,137.01
56	C28	-1,123.26	-895.03	0.00	-2,018.29
57	C29	-1,057.19	-842.38	0.00	-1,899.57
58	C30	-1,238.89	-987.17	0.00	-2,226.06
60	C32	-1,519.70	-1,210.92	0.00	-2,730.62
63	C35	-1,090.22	-868.71	0.00	-1,958.93
65	C37	-1,189.33	-947.68	0.00	-2,137.01
66	C38	0.00	143.39	11.65	155.04
69	C41	-1,734.44	-1,382.03	0.00	-3,116.47
70	C42	-1,255.41	-1,000.33	0.00	-2,255.74
72	C44	-1,205.85	-960.84	0.00	-2,166.69
73	C45	-1,225.86	-974.00	0.00	-2,199.86
74	C46	-1,486.67	-1,184.60	0.00	-2,671.27
78	C50	-1,486.67	-1,184.60	0.00	-2,671.27
79	C51	-1,222.37	-974.00	0.00	-2,196.37
81	C53	-1,271.93	-1,013.49	0.00	-2,285.42
83	C55	-2,230.00	-1,776.90	0.00	-4,006.90
84	C56	-2,529.03	-1,697.92	0.00	-4,226.95
85	C57	-2,362.15	-1,882.19	0.00	-4,244.34
87	C59	-1,420.59	-1,131.95	0.00	-2,552.54
88	C60	-1,420.59	-1,131.95	0.00	-2,552.54
89	C61	-3,270.67	-2,606.12	0.00	-5,876.79

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

LOT BALANCE REPORT

31 May 2023

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
94	C66	-2,329.11	-1,855.87	0.00	-4,184.98
95	C67	-2,329.11	-1,855.87	0.00	-4,184.98
96	C68	-0.30	0.00	0.00	-0.30
97	C69	-2,725.56	-2,171.76	0.00	-4,897.32
102	C74	-2,362.15	-1,882.19	0.00	-4,244.34
103	C75	-2,659.48	-2,119.11	0.00	-4,778.59
104	C76	-6,244.00	-4,975.31	0.00	-11,219.31
105	C77	0.00	0.00	79.23	79.23
Total		**($78,818.43)**	**($61,231.95)**	**$12,588.22**	**($127,462.16)**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
12110	**Administrative Fund**	**ACCOUNTING**	
03/03/23	68 Accntng/Computer	Strata Title Management Group	158.53
03/03/23	GST		-14.41
03/03/23	09 Fin Repts/SpecReq	Strata Title Management Group	37.50
03/03/23	GST		-3.41
30/03/23	56 PayingCreditorEFT	Strata Title Management Group	60.90
30/03/23	GST		-5.54
30/03/23	09 Fin Repts/SpecReq	Strata Title Management Group	18.75
30/03/23	GST		-1.70
30/03/23	14 CreateLevyNotices	Strata Title Management Group	7.50
30/03/23	GST		-0.68
06/04/23	68 Accntng/Computer	Strata Title Management Group	158.53
06/04/23	GST		-14.41
27/04/23	56 PayingCreditorEFT	Strata Title Management Group	60.90
27/04/23	GST		-5.54
27/04/23	09 Fin Repts/SpecReq	Strata Title Management Group	18.75
27/04/23	GST		-1.70
27/04/23	14 CreateLevyNotices	Strata Title Management Group	5.00
27/04/23	GST		-0.45
04/05/23	68 Accntng/Computer	Strata Title Management Group	158.53
04/05/23	GST		-14.41
30/05/23	56 PayingCreditorEFT	Strata Title Management Group	60.90
30/05/23	GST		-5.54
30/05/23	09 Fin Repts/SpecReq	Strata Title Management Group	18.75
30/05/23	GST		-1.70
30/05/23	14 CreateLevyNotices	Strata Title Management Group	342.50
30/05/23	GST		-31.14
30/05/23	10 Set Up/CloseInves	Strata Title Management Group	85.00
30/05/23	GST		-7.73
	Total:		**1,083.68**
12196	**Administrative Fund**	**AUDIT AND TAXATION SERVICES**	
03/03/23	02 BAS Fees	Strata Title Management Group	80.00
03/03/23	GST		-7.27
17/03/23	Audit fees	Matthew Faulkner Accountancy	880.00
17/03/23	GST		-80.00
06/04/23	02 BAS Fees	Strata Title Management Group	80.00
06/04/23	GST		-7.27
04/05/23	02 BAS Fees	Strata Title Management Group	80.00
04/05/23	GST		-7.27
	Total:		**1,018.19**
12417	**Administrative Fund**	**BANK CHARGES-BPAY**	
03/03/23	StrataPay BPay Fees		0.37
03/03/23	GST		-0.03

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
12417	**Administrative Fund**	**BANK CHARGES-BPAY**	
05/04/23	StrataPay BPay Fees		0.37
05/04/23	GST		-0.03
03/05/23	StrataPay BPay Fees		0.37
03/05/23	GST		-0.03
	Total:		**1.02**
12925	**Administrative Fund**	**CONSULTANTS**	
03/03/23	Acc#JN045719		-2,931.50
03/03/23	GST		266.50
13/03/23	Waterproofing Advice	Jones Nicholson Pty Ltd	2,931.50
13/03/23	GST		-266.50
15/03/23	Consult - Lift Audit	Ems Corp Pty Ltd	1,320.00
15/03/23	GST		-120.00
	Total:		**1,200.00**
13010	**Administrative Fund**	**DEBT COLLECTION FEES**	
09/03/23	Arrears Notice Fee	Cooper Ryan Jay	-121.00
09/03/23	GST		11.00
30/03/23	32 Arrears 2ndNotice	Strata Title Management Group	121.00
30/03/23	GST		-11.00
06/04/23	Arrears Notice Fee	Fortune Favours The Brave Pty	-60.50
06/04/23	GST		5.50
06/04/23	Arrears Notice Fee	Mcnamara M G	-60.50
06/04/23	GST		5.50
20/04/23	Arrears Notice Fee	Fortune Favours The Brave Pty	-60.50
20/04/23	GST		5.50
20/04/23	Arrears Notice Fee	Mcnamara M G	-60.50
20/04/23	GST		5.50
27/04/23	32 Arrears 2ndNotice	Strata Title Management Group	242.00
27/04/23	GST		-22.00
04/05/23	Arrears Notice Fee	Fortune Favours The Brave Pty	-82.50
04/05/23	GST		7.50
30/05/23	32 Arrears 2ndNotice	Strata Title Management Group	82.50
30/05/23	GST		-7.50
	Total:		**0.00**
15415	**Administrative Fund**	**LEGAL FEES**	
30/05/23	By-Law Prep/Reg Doc	Strata Title Management Group	283.23
30/05/23	GST		-25.75
	Total:		**257.48**
15617	**Administrative Fund**	**MAINT-AIRCON-WATER TREATMENT**	
08/03/23	Mar23 Wtr T/Mnt	Hydro-Chem Pty Ltd	455.95
08/03/23	GST		-41.45
	Total:		**414.50**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
15860	**Administrative Fund**	**MAINT-CLEANING**	
01/03/23	Feb 23 Cleaning	Zenari's Maintenance Service	3,932.50
01/03/23	GST		-357.50
03/03/23	Acc# Feb23		-11,336.60
03/03/23	GST		1,030.60
03/04/23	March 23	Zenari's Maintenance Service	8,800.00
03/04/23	GST		-800.00
01/05/23	April 23	Zenari's Maintenance Service	8,800.00
01/05/23	GST		-800.00
	Total:		**9,269.00**
15863	**Administrative Fund**	**MAINT-CLEANING-CARPET/FURN**	
23/03/23	Carpet cleaning	True Blue Cleaning Services	2,607.00
23/03/23	GST		-237.00
	Total:		**2,370.00**
15871	**Administrative Fund**	**MAINT-CLEANING-OTHER**	
10/03/23	Clean Suppli 13/2/23	Bunnings_Kirrawee	123.74
10/03/23	GST		-11.25
15/03/23	15.3.2023	Bunnings_Kirrawee	117.57
15/03/23	GST		-10.69
	Total:		**219.37**
15955	**Administrative Fund**	**MAINT-COMPACTOR**	
01/03/23	Service 24/2	Ryburn Industries Pty Ltd	790.90
01/03/23	GST		-71.90
07/03/23	Acc#31642	Service 24/2	-790.90
07/03/23	GST		71.90
	Total:		**0.00**
16025	**Administrative Fund**	**MAINT-DOORS & WINDOWS**	
09/03/23	Rust - door frames	Abp Maintenance & Carpentry	928.40
09/03/23	GST		-84.40
17/03/23	17/3 Grg Exit DR	Geoff Sutton	432.00
17/03/23	GST		-39.27
23/03/23	3/3 Springs	Geoff Sutton	200.00
23/03/23	GST		-18.18
27/03/23	27.3.2023	John Duff- Property Maint	1,537.00
27/03/23	GST		-139.73
14/04/23	Door & Closers 14/4	Abp Maintenance & Carpentry	1,421.20
14/04/23	GST		-129.20
17/04/23	C49 Springs, Handle	Geoff Sutton	200.00
17/04/23	GST		-18.18
18/04/23	C53 Lock/DR Adj.	Geoff Sutton	168.00
18/04/23	GST		-15.27

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16025	**Administrative Fund**	**MAINT-DOORS & WINDOWS**	
18/04/23	Var. Doors Striker	Moore Park Kensington	357.50
18/04/23	GST		-32.50
03/05/23	C54 serv s/d wheels	Rollers And Wheels	181.50
03/05/23	GST		-16.50
03/05/23	3/5 Apt21- DR Closer	Geoff Sutton	292.00
03/05/23	GST		-26.55
05/05/23	3/5 Lock Block B	Moore Park Kensington	154.00
05/05/23	GST		-14.00
	Total:		**5,337.82**
16035	**Administrative Fund**	**MAINT-ELECTRICAL**	
03/03/23	Payment on 28.2.23	Opperman Electrical Services	-66.00
03/03/23	GST		6.00
07/03/23	Repl 2 Flood Lights	Opperman Electrical Services	244.20
07/03/23	GST		-22.20
10/03/23	Dup/Ptmnt#00010696	Oppermanelec	995.50
10/03/23	GST		-90.50
24/03/23	RypmntOpperman	Dup#10696	-995.50
24/03/23	GST		90.50
12/04/23	Rep lamps & Sensor	Opperman Electrical Services	620.68
12/04/23	GST		-56.43
24/04/23	Rep light visit park	Opperman Electrical Services	171.60
24/04/23	GST		-15.60
24/04/23	Rep s/switch C4	Opperman Electrical Services	283.02
24/04/23	GST		-25.73
08/05/23	Common Light Repairs	Opperman Electrical Services	265.99
08/05/23	GST		-24.18
	Total:		**1,381.35**
16073	**Administrative Fund**	**MAINT-FIRE PROTECTION**	
17/04/23	GST		-65.00
17/04/23	GST		65.00
	Total:		**0.00**
16076	**Administrative Fund**	**MAINT-FIRE PRTCN-CONTRACT**	
19/03/23	17.2.2023	Newsound Fire Services Pty Ltd	1,947.00
19/03/23	GST		-177.00
23/03/23	March 23	Newsound Fire Services Pty Ltd	757.90
23/03/23	GST		-68.90
27/03/23	AFSS	Newsound Fire Services Pty Ltd	1,078.00
27/03/23	GST		-98.00
18/04/23	Pool insp fee	Sutherlandshire Council-69823	150.00
18/04/23	GST		-13.64
28/04/23	Passive fire measure	Trovato S	-132.00

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16076	**Administrative Fund**	**MAINT-FIRE PRTCN-CONTRACT**	
28/04/23	GST		12.00
28/04/23	Passive fire measure	Kpe Superannuation Fund Pty Lt	-7,865.00
28/04/23	GST		715.00
28/04/23	May 23	Newsound Fire Services Pty Ltd	757.90
28/04/23	GST		-68.90
29/04/23	April 23	Newsound Fire Services Pty Ltd	757.90
29/04/23	GST		-68.90
24/05/23	June 23	Newsound Fire Services Pty Ltd	757.90
24/05/23	GST		-68.90
	Total:		**-1,627.64**
16082	**Administrative Fund**	**MAINT-FIRE PRTCN-MONITORING**	
02/05/23	2.5.23-1.8.23	Adt Fire Monitoring	515.46
02/05/23	GST		-46.86
	Total:		**468.60**
16083	**Administrative Fund**	**MAINT-FIRE PRTCN-REPAIRS**	
01/03/23	28/2 Signage	Jentech Designs	242.00
01/03/23	GST		-22.00
03/03/23	Acc#00114565		-1,574.10
03/03/23	GST		143.10
20/03/23	Figure 8 - Opah	Newsound Fire Services Pty Ltd	93.50
20/03/23	GST		-8.50
20/03/23	Jan 23 FIP Log book	Newsound Fire Services Pty Ltd	60.50
20/03/23	GST		-5.50
20/03/23	Cost of extinguisher	Anagnos Pty Ltd	-93.50
20/03/23	GST		8.50
21/03/23	Fire Exit Lockset	John Duff- Property Maint	1,835.00
21/03/23	GST		-166.82
31/03/23	Prog claim 2	Bowsers	1,507.00
31/03/23	GST		-137.00
06/04/23	Fire door repairs	Abp Maintenance & Carpentry	1,711.60
06/04/23	GST		-155.60
06/04/23	Fire doors	Abp Maintenance & Carpentry	3,388.00
06/04/23	GST		-308.00
13/04/23	Remove door closer	Abp Maintenance & Carpentry	726.00
13/04/23	GST		-66.00
17/04/23	40% Dep f/d tagging	Adept Fire	715.00
17/04/23	Sup smoke detect	Opperman Electrical Services	490.05
17/04/23	GST		-44.55
17/04/23	GST		-65.00
17/04/23	Hydrant Zinc	Newsound Fire Services Pty Ltd	1,518.00
17/04/23	GST		-138.00
18/04/23	Fire Rep Zinc	Newsound Fire Services Pty Ltd	1,062.60

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16083	**Administrative Fund**	**MAINT-FIRE PRTCN-REPAIRS**	
18/04/23	GST		-96.60
19/04/23	Add testing rep	Newsound Fire Services Pty Ltd	623.70
19/04/23	GST		-56.70
19/04/23	Fire Seals	Bowsers	7,997.00
19/04/23	GST		-727.00
21/04/23	Balance F/D Tagging	Adept Fire	1,072.50
21/04/23	GST		-97.50
24/04/23	Fire door latch	Opperman Electrical Services	302.28
24/04/23	GST		-27.48
27/04/23	Inst/rect fire measu	Bowsers	1,584.00
27/04/23	GST		-144.00
27/04/23	Door signs 27/4	Jentech Designs	154.00
27/04/23	GST		-14.00
28/04/23	Relocate extinguishe	Kpe Superannuation Fund Pty Lt	-1,062.60
28/04/23	GST		96.60
28/04/23	Relocate hydrant poi	Kpe Superannuation Fund Pty Lt	-1,518.00
28/04/23	GST		138.00
19/05/23	Sprinkler log book	Newsound Fire Services Pty Ltd	71.50
19/05/23	GST		-6.50
22/05/23	Fire door closer	Moore Park Kensington	420.35
22/05/23	GST		-38.21
	Total:		**19,387.62**
16186	**Administrative Fund**	**MAINT-GARAGE DOORS**	
23/03/23	20/2 Grg Handle	Geoff Sutton	212.00
23/03/23	GST		-19.27
28/04/23	6mth Serv 27/04/23	Able Door Services (Nsw) Pty	275.00
28/04/23	GST		-25.00
23/05/23	6 mthly serv 17/5/23	Able Door Services (Nsw) Pty	627.00
23/05/23	GST		-57.00
	Total:		**1,012.73**
16196	**Administrative Fund**	**MAINT-GARBAGE BINS/BAGS**	
15/03/23	Garb chute 7/2/23	Douglas Wright Group	605.00
15/03/23	GST		-55.00
	Total:		**550.00**
16230	**Administrative Fund**	**MAINT-GENERAL REPAIRS**	
09/03/23	Replace Tiles	Abp Maintenance & Carpentry	405.90
09/03/23	GST		-36.90
10/03/23	GST		-85.00
10/03/23	GST		85.00
31/03/23	31/3 Mats	Alsco Pty Ltd Enfield	271.73
31/03/23	GST		-24.70

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16230	**Administrative Fund**	**MAINT-GENERAL REPAIRS**	
30/04/23	Raptor Mat	Alsco Pty Ltd Enfield	271.73
30/04/23	GST		-24.70
08/05/23	Comm. BBQ Repair	Plumbing Central (Syd) P/L	619.52
08/05/23	GST		-56.32
	Total:		**1,426.26**
16241	**Administrative Fund**	**MAINT-GREASE TRAP**	
29/05/23	Grease Trap 19.5.23	Trovato S	-248.69
29/05/23	GST		22.61
29/05/23	Grease Trap 19.5.23	T.N.H.A. Enterprises Pty Ltd	-248.69
29/05/23	GST		22.61
29/05/23	Grease Trap 19.5.23	Anagnos Pty Ltd	-497.38
29/05/23	GST		45.22
29/05/23	Grease Trap 19.5.23	J K Burke Pty Limited	-248.69
29/05/23	GST		22.61
29/05/23	Grease Trap 19.5.23	Fortune Favours The Brave Pty	-248.69
29/05/23	GST		22.61
29/05/23	Grease Trap 19.5.23	Layrir Pty Limited P	-563.69
29/05/23	GST		51.24
29/05/23	Grease Trap 19.5.23	Kpe Superannuation Fund Pty Lt	-497.38
29/05/23	GST		45.22
30/05/23	19/5 Grease Trap	Cleanaway Technical Services	2,553.21
30/05/23	GST		-232.11
	Total:		**0.01**
16250	**Administrative Fund**	**MAINT-GYM EQUIPMENT**	
23/03/23	Gym Timeclock	Opperman Electrical Services	258.80
23/03/23	GST		-23.53
	Total:		**235.27**
16260	**Administrative Fund**	**MAINT-HARDWARE/CONSUMABLES**	
04/05/23	4/5 Battery	Carey Beebe Harpsichords	100.00
04/05/23	GST		-9.09
	Total:		**90.91**
16300	**Administrative Fund**	**MAINT-INTERCOM**	
30/03/23	Intercom Blk C	Rogo Security Pty Ltd	1,980.00
30/03/23	GST		-180.00
	Total:		**1,800.00**
16325	**Administrative Fund**	**MAINT-LAWNS & GARDENING**	
01/03/23	Feb23 Maintenance	Florascapes	2,604.69
01/03/23	GST		-236.79
03/04/23	Mar23 Maintenance	Florascapes	1,947.69

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16325	**Administrative Fund**	**MAINT-LAWNS & GARDENING**	
03/04/23	GST		-177.06
19/05/23	April - maint	Florascapes	3,570.22
19/05/23	GST		-324.57
	Total:		**7,384.18**
16338	**Administrative Fund**	**MAINT-LIFT-MAINT CONTRACT**	
01/04/23	1/4-30/6/23	Tk Elevator Australia	5,362.50
01/04/23	GST		-487.50
	Total:		**4,875.00**
16342	**Administrative Fund**	**MAINT-LIFT-TELEPHONE**	
10/03/23	M2MONEPTYLTD		27.50
10/03/23	GST		-2.50
11/04/23	M2MONEPTYLTD		27.50
11/04/23	GST		-2.50
10/05/23	M2MONEPTYLTD		27.50
10/05/23	GST		-2.50
	Total:		**75.00**
16415	**Administrative Fund**	**MAINT-PAINTING & SFCE FINISHES**	
05/04/23	PAINT HANDRAILS	John Duff- Property Maint	350.00
05/04/23	GST		-31.82
	Total:		**318.18**
16435	**Administrative Fund**	**MAINT-PEST/VERMIN CONTROL**	
02/04/23	Gen pest control	Sara's Pest Control & Ad Air	836.00
02/04/23	GST		-76.00
23/05/23	Svc Rodent Stations	Sara's Pest Control & Ad Air	275.00
23/05/23	GST		-25.00
	Total:		**1,010.00**
16450	**Administrative Fund**	**MAINT-PLUMBING & DRAINAGE**	
01/03/23	14/2 Spa Htr Leak	Christies Plumbing Services	247.50
01/03/23	GST		-22.50
01/03/23	10/2 Blocked SW	Christies Plumbing Services	148.50
01/03/23	GST		-13.50
03/03/23	Acc#00001740		-973.50
03/03/23	GST		88.50
13/03/23	U7 balcony drain	Christies Plumbing Services	973.50
13/03/23	GST		-88.50
17/03/23	Blockage 60C	Christies Plumbing Services	1,459.50
17/03/23	GST		-132.68
07/04/23	Inv d/pipes on roof	Christies Plumbing Services	514.50
07/04/23	GST		-46.77
	Total:		**2,154.55**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16480	**Administrative Fund**	**MAINT-POOL**	
24/03/23	Pool gate - service	Moore Park Kensington	484.00
24/03/23	GST		-44.00
05/04/23	POOL GATE SERVICE	Moore Park Kensington	385.00
05/04/23	GST		-35.00
	Total:		**790.00**
16483	**Administrative Fund**	**MAINT-POOL CONSUMABLES**	
01/03/23	Feb 23	Poolwerx Beverly Hills	1,947.14
01/03/23	GST		-177.01
08/04/23	April 2023	Hydro-Chem Pty Ltd	455.95
08/04/23	GST		-41.45
08/05/23	May 23	Hydro-Chem Pty Ltd	455.95
08/05/23	GST		-41.45
	Total:		**2,599.13**
16485	**Administrative Fund**	**MAINT-POOL REPAIRS**	
06/03/23	2/3 Spa Pump circuit	Opperman Electrical Services	354.20
06/03/23	GST		-32.20
	Total:		**322.00**
16515	**Administrative Fund**	**MAINT-PUMPS**	
01/03/23	GST		-24.70
01/03/23	GST		24.70
	Total:		**0.00**
16547	**Administrative Fund**	**MAINT-SECURITY EQUIPMENT**	
06/04/23	Access Control Softw	Rogo Security Pty Ltd	198.00
06/04/23	GST		-18.00
	Total:		**180.00**
16650	**Administrative Fund**	**MANAGEMENT FEES**	
03/03/23	69 Management Fee	Strata Title Management Group	1,879.17
03/03/23	GST		-170.83
06/04/23	69 Management Fee	Strata Title Management Group	1,879.17
06/04/23	GST		-170.83
04/05/23	69 Management Fee	Strata Title Management Group	1,879.17
04/05/23	GST		-170.83
	Total:		**5,125.02**
16659	**Administrative Fund**	**MGMT - NON ROUTINE SERVICES**	
03/03/23	30min Renovation App	Trovato S	-82.50
03/03/23	GST		7.50
03/03/23	Issuing of EGM	Trovato S	-170.00
03/03/23	GST		15.45

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16659	**Administrative Fund**	**MGMT - NON ROUTINE SERVICES**	
03/03/23	1/3 cost of EGM	Trovato S	-44.00
03/03/23	GST		4.00
03/03/23	Major Renovation app	Knowles Cherie	-82.50
03/03/23	GST		7.50
03/03/23	1/3 of cost of EGM	Knowles Cherie	-44.00
03/03/23	GST		4.00
03/03/23	Meeting Notices and	Knowles Cherie	-170.00
03/03/23	GST		15.45
03/03/23	Major Renovation App	Cavanagh Investments Pty Ltd	-82.50
03/03/23	GST		7.50
03/03/23	1/3 Meeting costs	Cavanagh Investments Pty Ltd	-44.00
03/03/23	GST		4.00
03/03/23	1/3 Issuing Meeting	Cavanagh Investments Pty Ltd	-170.00
03/03/23	GST		15.45
30/03/23	*03 Compliance	Strata Title Management Group	110.00
30/03/23	GST		-10.00
30/03/23	*07 Meeting Com&Sch2	Strata Title Management Group	132.00
30/03/23	GST		-12.00
30/03/23	*08 Meetings	Strata Title Management Group	82.50
30/03/23	GST		-7.50
30/03/23	*09 Miscellaneous	Strata Title Management Group	247.50
30/03/23	GST		-22.50
27/04/23	16 AffixingComm/Seal	Strata Title Management Group	55.00
27/04/23	GST		-5.00
27/04/23	*08 Meetings	Strata Title Management Group	1,485.00
27/04/23	GST		-135.00
30/05/23	41 Lift/Cooling/Pool	Strata Title Management Group	220.00
30/05/23	GST		-20.00
30/05/23	*03 Compliance	Strata Title Management Group	110.00
30/05/23	GST		-10.00
30/05/23	*09 Miscellaneous	Strata Title Management Group	230.00
30/05/23	GST		-20.91
	Total:		**1,620.44**
16771	**Administrative Fund**	**MGMT - PRINT/POSTAGE/GENERAL**	
03/03/23	58 Email Service	Strata Title Management Group	55.25
03/03/23	GST		-5.02
03/03/23	51 ArchiveElectronic	Strata Title Management Group	30.00
03/03/23	GST		-2.73
30/03/23	26 New Owner Pack	Strata Title Management Group	45.00
30/03/23	GST		-4.09
30/03/23	59 PhoC B&W	Strata Title Management Group	776.60
30/03/23	GST		-70.60
30/03/23	61 Postage DL+Post	Strata Title Management Group	5.72

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
16771	**Administrative Fund**	**MGMT - PRINT/POSTAGE/GENERAL**	
30/03/23	GST		-0.52
30/03/23	Printing: Black & Wh	Strata Title Management Group	31.35
30/03/23	GST		-2.85
30/03/23	63 Postage C4+Post	Strata Title Management Group	66.11
30/03/23	GST		-6.01
30/03/23	38 E-mailMeetingDocs	Strata Title Management Group	2,077.50
30/03/23	GST		-188.86
06/04/23	58 Email Service	Strata Title Management Group	55.25
06/04/23	GST		-5.02
06/04/23	51 ArchiveElectronic	Strata Title Management Group	30.00
06/04/23	GST		-2.73
27/04/23	26 New Owner Pack	Strata Title Management Group	45.00
27/04/23	GST		-4.09
27/04/23	59 PhoC B&W	Strata Title Management Group	26.95
27/04/23	GST		-2.45
27/04/23	Printing: Black & Wh	Strata Title Management Group	141.35
27/04/23	GST		-12.85
27/04/23	63 Postage C4+Post	Strata Title Management Group	3.91
27/04/23	GST		-0.36
27/04/23	39 Work Order/Quote	Strata Title Management Group	13.20
27/04/23	GST		-1.20
27/04/23	Scanning Of Document	Strata Title Management Group	4.95
27/04/23	GST		-0.45
04/05/23	58 Email Service	Strata Title Management Group	55.25
04/05/23	GST		-5.02
04/05/23	51 ArchiveElectronic	Strata Title Management Group	30.00
04/05/23	GST		-2.73
30/05/23	26 New Owner Pack	Strata Title Management Group	45.00
30/05/23	GST		-4.09
30/05/23	59 PhoC B&W	Strata Title Management Group	39.05
30/05/23	GST		-3.55
30/05/23	61 Postage DL+Post	Strata Title Management Group	177.32
30/05/23	GST		-16.12
30/05/23	63 Postage C4+Post	Strata Title Management Group	3.91
30/05/23	GST		-0.36
30/05/23	Scanning Of Document	Strata Title Management Group	9.90
30/05/23	GST		-0.90
	Total:		**3,425.97**
17511	**Administrative Fund**	**SEARCH AND CERTIFICATES**	
27/04/23	28 Strata Insp/Fee	Strata Title Management Group	44.00
27/04/23	GST		-4.00
30/05/23	28 Strata Insp/Fee	Strata Title Management Group	68.20
30/05/23	GST		-6.20

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
17511	**Administrative Fund**	**SEARCH AND CERTIFICATES**	
30/05/23	29 TitleSrch&RegDocs	Strata Title Management Group	95.04
30/05/23	GST		-8.64
	Total:		**188.40**
17541	**Administrative Fund**	**STAFF-CONTRACT BLDG MNGR**	
01/03/23	Feb 23 Bld Mgr	Zenari's Maintenance Service	8,800.00
01/03/23	GST		-800.00
03/04/23	March 23	Zenari's Maintenance Service	3,932.50
03/04/23	GST		-357.50
01/05/23	April 23	Zenari's Maintenance Service	3,932.50
01/05/23	GST		-357.50
	Total:		**15,150.00**
17670	**Administrative Fund**	**SUNDRY**	
01/03/23	28.2.2023	Alsco Pty Ltd Enfield	271.73
01/03/23	GST		-24.70
08/03/23	Acc#Feb 23	Cenf698502	-271.73
08/03/23	GST		24.70
03/04/23	Software upgrade	Carey Beebe Harpsichords	81.38
03/04/23	GST		-7.40
	Total:		**73.98**
17821	**Administrative Fund**	**TELEPHONE/EMAIL/FAX**	
02/03/23	Loc Sign/blanket	Newsound Fire Services Pty Ltd	1,486.10
02/03/23	GST		-135.10
08/03/23	TELSTRA		165.00
08/03/23	GST		-15.00
05/04/23	TELSTRA		165.00
05/04/23	GST		-15.00
09/05/23	TELSTRA		165.00
09/05/23	GST		-15.00
	Total:		**1,801.00**
17850	**Administrative Fund**	**TRADES COMPLIANCE**	
03/03/23	45 Trades Monitoring	Strata Title Management Group	22.00
03/03/23	GST		-2.00
06/04/23	45 Trades Monitoring	Strata Title Management Group	22.00
06/04/23	GST		-2.00
04/05/23	45 Trades Monitoring	Strata Title Management Group	22.00
04/05/23	GST		-2.00
	Total:		**60.00**
18111	**Administrative Fund**	**UTILITY-ELECTRICITY**	
16/03/23	EnergyAustralia		8,085.86

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
18111	**Administrative Fund**	**UTILITY-ELECTRICITY**	
16/03/23	GST		-735.08
17/04/23	EnergyAustralia		9,290.34
17/04/23	GST		-844.58
15/05/23	EnergyAustralia		7,620.42
15/05/23	GST		-692.77
	Total:		**22,724.19**
18113	**Administrative Fund**	**UTILITY-GAS**	
06/03/23	30/11/22-2/3/23	Origin Energy - 130112	1,694.40
06/03/23	GST		-154.04
09/03/23	Acc#30.11.22-2.3.23	44002256931	-1,694.40
09/03/23	GST		154.04
24/03/23	AGL RETAIL ENERG		294.36
24/03/23	GST		-26.76
	Total:		**267.60**
18116	**Administrative Fund**	**UTILITY-WATER & SEWERAGE**	
28/04/23	SYDNEY WATER		10,607.36
	Total:		**10,607.36**
24510	**Capital Works Fund**	**INCOME TAX**	
31/03/23	Instalment Tax		0.43
31/03/23	Instalment Tax		22.10
31/03/23	Instalment Tax		81.44
28/04/23	Instalment Tax		0.43
28/04/23	Instalment Tax		22.23
28/04/23	Instalment Tax		81.92
01/05/23	Instalment Tax		753.30
02/05/23	Instalment Tax		10.50
31/05/23	Instalment Tax		0.45
31/05/23	Instalment Tax		23.79
31/05/23	Instalment Tax		124.71
	Total:		**1,121.30**
25870	**Capital Works Fund**	**GENERAL REPLACEMENT**	
01/03/23	1/3 Locks	John Duff- Property Maint	5,325.00
01/03/23	GST		-484.09
01/03/23	Rep 2 fire doors	Abp Maintenance & Carpentry	2,860.00
01/03/23	GST		-260.00
03/03/23	Acc# 2223 47		-5,325.00
03/03/23	GST		484.09
03/03/23	Acc# 1746		-2,860.00
03/03/23	GST		260.00
03/03/23	Acc#922		-935.00

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2023 to 31 May 2023

Date	Details	Payee	Amount
25870	**Capital Works Fund**	**GENERAL REPLACEMENT**	
03/03/23	GST		85.00
03/03/23	Acc#924		-6,209.50
03/03/23	GST		564.50
08/03/23	Acc#2223 48		-5,794.00
08/03/23	GST		526.73
09/03/23	Fire exit /pool gate	John Duff- Property Maint	5,794.00
09/03/23	GST		-526.73
10/03/23	18/1 C26 Balcony Tst	Wrightson Constructions	935.00
10/03/23	18/2 C69 Wall Rep	Wrightson Constructions	6,209.50
10/03/23	GST		-564.50
10/03/23	GST		-85.00
	Total:		**0.00**

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CBD
NORTHERN SYDNEY
SOUTHERN SYDNEY
WOLLONGONG

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

ABN 43 119 665 762, ABN 16 121 980 103
+61 2 9266 2600
PO Box 56, Sutherland NSW 1499
STRATATITLE.COM.AU

Liability limited by a scheme approved
under Professional Standards Legislation

Strata Plan No. 50785

INSURANCE DETAILS

31 May 2023

Type	Insurer	Policy No	Sum Insured	Due Date
BUILDING	Chu Underwriting Agency P/L	HU0000022536	104,250,000	11/12/23
CATASTROPHE COVER	Chu Underwriting Agency P/L	HU0000022536	15,637,500	11/12/23
COMMON AREA	Chu Underwriting Agency P/L	HU0000022536	1,042,500	11/12/23
INTERNAL PAINT-LOTS	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/23
FIDELITY GUARANTEE	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/23
FLOOD COVER	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/23
LEGAL DEFENCE	Chu Underwriting Agency P/L	HU0000022536	50,000	11/12/23
MACHINERY	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/23
OFFICE BEARERS	Chu Underwriting Agency P/L	HU0000022536	10,000,000	11/12/23
PUBLIC LIABILITY	Chu Underwriting Agency P/L	HU0000022536	20,000,000	11/12/23
FLOATING	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/23
VOLUNTARY WORKERS	Chu Underwriting Agency P/L	HU0000022536	200,000	11/12/23
W H & S BREACHES	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/23
GOVT AUDIT COSTS	Chu Underwriting Agency P/L	HU0000022536	25,000	11/12/23
LOSS RENT/TEMP	Chu Underwriting Agency P/L	HU0000022536	15,637,500	11/12/23
OWNERS	Chu Underwriting Agency P/L	HU0000022536	250,000 (per	11/12/23

SP-50785: Cote D'Azur, 1-3 McDonald Street, Cronulla 07 Jun 2023

Cote D'Azur
1-3 McDonald Street
Cronulla NSW 2230

Building Management Report

- Herman's duties remain the same except he does not arrange any maintenance or repairs.
- Walter Zenaris' hours are 15 hours per week, Monday to Friday. The hours vary each day depending upon trades and contractors' onsite times.

Repairs & Maintenance completed

- 2x Gerrale Street fire doors replaced.
- 2x pool tunnel fire doors replaced.
- Loading dock doors repaired and painted.
- Minor repairs to roof membrane.
- Zinc bar area's tiles repaired & replaced.
- High pressure clean common areas in front of restaurants.
- Lowrise lift motor room door repaired and painted.
- 2x BBQ's serviced and repaired.
- Various fire doors repaired and painted.
- Pool timer replaced (Warranty).
- Amenities' lights timer replaced.
- Loading dock door electric striker replaced.
- Rubbish chute pressure cleaned.
- Rubbish chute doors cleaned on all levels.
- Rubbish chute deodoriser installed.
- Remedial works arranged for various units
- Pool certification completed.
- Cooling tower audit completed by Council.
- Fire defects repairs completed.
- Pest control completed.
- All common area carpets steam cleaned.
- Various common area door handles replaced.
- All lift consultants audit completed.
- C26 balcony drain repaired.

SP-50785: Cote D'Azur, 1-3 McDonald Street, Cronulla 07 Jun 2023

- Minor repairs to courtyard handrails including painting.
- Install soft close hinges to pool gates with added blocker plate over main gate.
- Reinstall magnetic catch on door leading from carpark to back of restaurant.
- Repair stuck solenoid on left fire door leading from internal courtyard to front foyer.
- Repair loose lock on Block B entry and adjust door closer.
- Install heavy duty door closer to main front foyer door.
- Replace broken solenoid and pin to left fire door leading from internal courtyard to front foyer.
- Install new fire rated commercial door closer to Level 8 garbage room.
- Supply and install 2x heavy duty commercial door closers to left and right fire doors leading from internal courtyard.