

Strata Plan No. 67851

BALANCE SHEET

AS AT 09 MARCH 2023

	ACTUAL 09/03/2023	ACTUAL 28/02/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	(20,939.47)	(96,192.91)
Capital Works Fund	247,673.88	222,673.88
<u>TOTAL</u>	<u>\$ 226,734.41</u>	<u>\$ 126,480.97</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	181,354.45	145,197.25
Receivables - Other	15,101.50	15,101.50
Levies In Arrears	20,607.51	793.76
Other Arrears	833.50	916.00
Interest On Overdue Levies	94.62	94.49
Secondary Debtors	90.00	0.00
<u>TOTAL ASSETS</u>	218,081.58	162,103.00
<u>LIABILITIES</u>		
Gst Clearing Account	(92.87)	(10,118.20)
Creditors	(9,071.00)	(9,071.00)
Deposits Received--Damage Bond	60.00	60.00
Levies In Advance	451.04	54,751.23
<u>TOTAL LIABILITIES</u>	(8,652.83)	35,622.03
<u>NET ASSETS</u>	<u>\$ 226,734.41</u>	<u>\$ 126,480.97</u>

Strata Plan No. 67851

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 09 MARCH 2023

	ACTUAL 01/03/23-09/03/23	BUDGET 01/03/23-29/02/24	VARIANCE %	ACTUAL 01/03/22-28/02/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Admin Levy Income	76,000.00	0.00		304,000.00
Interest On Overdue Levies	0.13	0.00		120.97
Key Deposits	0.00	0.00	0.00	900.00
Rental Income	327.28	0.00		4,431.91
<u>TOTAL ADMIN FUND INCOME</u>	76,327.41	0.00		309,452.88
<u>EXPENDITURE - ADMIN FUND</u>				
Accounting	124.52	0.00		1,850.60
Audit And Taxation Services	72.73	0.00		1,281.85
Audit Services	0.00	0.00	0.00	595.00
Bank Charges-Bpay	1.01	0.00		16.46
Insurance-Premiums	0.00	0.00	0.00	2,446.40
Legal Fees	0.00	0.00	0.00	790.83
Levy Contribution - Bmc	0.00	0.00	0.00	276,000.00
Maint-Aircon	0.00	0.00	0.00	290.00
Maint-Consultants	0.00	0.00	0.00	8,637.18
Maint-Doors & Windows	0.00	0.00	0.00	4,226.00
Maint-Electrical	0.00	0.00	0.00	1,742.00
Maint-General Repairs	0.00	0.00	0.00	5,530.00
Maint-Hot Water Service	0.00	0.00	0.00	1,170.00
Maint-Lift	0.00	0.00	0.00	20,271.35
Maint-Pest/Vermin Control	0.00	0.00	0.00	496.09
Maint-Plumbing & Drainage	0.00	0.00	0.00	5,430.45
Maint-Security Equipment	0.00	0.00	0.00	1,400.00
Management Fees	767.37	0.00		8,989.20
Mgmt - Non Routine Services	0.00	0.00	0.00	3,027.06
Mgmt - Print/Postage/General	88.34	0.00		2,571.92
Search And Certificates	0.00	0.00	0.00	52.00
Staff-Contract Bldg Mngr	0.00	0.00	0.00	45,465.48
Trades Compliance	20.00	0.00		240.00
Utility-Gas	0.00	0.00	0.00	4,262.59
Utility-Water & Sewerage	0.00	0.00	0.00	9,361.20
<u>TOTAL ADMIN EXPENDITURE</u>	1,073.97	0.00		406,143.66
<u>SURPLUS/DEFICIT</u>	\$ 75,253.44	\$ 0.00		\$ (96,690.78)

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 09 MARCH 2023

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/03/23-09/03/23	01/03/23-29/02/24	%	01/03/22-28/02/23
Opening Admin Balance	<u>(96,192.91)</u>	<u>(96,192.91)</u>	<u>100.00</u>	<u>497.87</u>
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (20,939.47)</u>	<u>\$ (96,192.91)</u>		<u>\$ (96,192.91)</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 09 MARCH 2023

	ACTUAL 01/03/23-09/03/23	BUDGET 01/03/23-29/02/24	VARIANCE %	ACTUAL 01/03/22-28/02/23
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Levy Income	25,000.00	5,000.00	500.00	100,000.00
<u>TOTAL CAPITAL WORKS INCOME</u>	<u>25,000.00</u>	<u>5,000.00</u>		<u>100,000.00</u>
<u>EXPENDITURE - CAPITAL WORKS</u>				
Building Works	0.00	0.00	0.00	135,550.00
General Repairs	0.00	0.00	0.00	4,420.00
Water Proofing	0.00	0.00	0.00	1,640.00
<u>TOTAL CAP. WORKS EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>141,610.00</u>
<u>SURPLUS/DEFICIT</u>	<u>\$ 25,000.00</u>	<u>\$ 5,000.00</u>		<u>\$ (41,610.00)</u>
Opening Capital Works Balance	222,673.88	222,673.88	100.00	264,283.88
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 247,673.88</u>	<u>\$ 227,673.88</u>		<u>\$ 222,673.88</u>

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LOT BALANCE REPORT

09 March 2023

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Capital Works Fund</u>	<u>Other</u>	<u>Total</u>
4	GO4	1,287.44	423.50	0.00	1,710.94
12	107	0.00	82.50	0.00	82.50
21	302	-270.00	0.00	90.00	-180.00
22	303	1,255.54	519.75	315.00	2,090.29
25	306	2,424.40	797.50	0.00	3,221.90
27	401	3,402.52	1,119.25	0.00	4,521.77
28	402	0.00	0.00	90.00	90.00
31	405	0.00	191.07	90.00	281.07
36	505	-0.46	0.00	0.00	-0.46
37	601	-180.00	0.00	45.00	-135.00
38	602	5,517.60	1,875.50	286.17	7,679.27
39	39	183.92	60.50	4.07	248.49
42	42	183.92	60.50	0.00	244.42
47	47	183.92	60.50	0.00	244.42
53	53	-0.58	0.00	0.00	-0.58
61	61	367.84	121.00	3.94	492.78
62	62	367.84	121.00	3.94	492.78
Total		\$14,723.90	\$5,432.57	\$928.12	\$21,084.59

Strata Plan No. 67851

ACCOUNTS SUMMARY

1 March 2023 to 9 March 2023

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	ACCOUNTING	
03/03/23	68 Accntng/Computer	Strata Title Management Group	99.47
03/03/23	GST		-9.04
03/03/23	09 Fin Repts/SpecReq	Strata Title Management Group	37.50
03/03/23	GST		-3.41
	Total:		124.52
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
	Total:		72.73
12417	Administrative Fund	BANK CHARGES-BPAY	
03/03/23	StrataPay BPay Fees		1.11
03/03/23	GST		-0.10
	Total:		1.01
16650	Administrative Fund	MANAGEMENT FEES	
03/03/23	69 Management Fee	Strata Title Management Group	844.11
03/03/23	GST		-76.74
	Total:		767.37
16771	Administrative Fund	MGMT - PRINT/POSTAGE/GENERAL	
03/03/23	58 Email Service	Strata Title Management Group	34.67
03/03/23	GST		-3.15
03/03/23	50 Archive Storage	Strata Title Management Group	32.50
03/03/23	GST		-2.95
03/03/23	51 ArchiveElectronic	Strata Title Management Group	30.00
03/03/23	GST		-2.73
	Total:		88.34
17850	Administrative Fund	TRADES COMPLIANCE	
03/03/23	45 Trades Monitoring	Strata Title Management Group	22.00
03/03/23	GST		-2.00
	Total:		20.00

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RECEIPTS REPORT

09 March 2023

<u>Date</u>	<u>Receipt No</u>	<u>Account No</u>	<u>Name</u>	<u>Amount</u>
08/03/23	013694	02100021	Perkins M	2,871.98
08/03/23	013693	02100055	Perkins M	244.42
07/03/23	013692	02100016	Saxby Penelope Anne	1,999.80
03/03/23	013691	02100012	Kitay B	2,321.99
03/03/23	013690	02100056	Kitay B	244.42
02/03/23	013689	02100032	Jin N & Zhuo J	4,643.98
02/03/23	013688	02100017	Wang Irene	1,633.17
02/03/23	013687	02100039	Guy M & Krook S	244.42
02/03/23	013686	02100041	Jin N & Zhuo J	244.42
01/03/23	013685	02100037	Laforest C	9,268.54
01/03/23	013684	02100006	French K	2,321.99
01/03/23	013683	02100029	Laforest Craig Stephen Carew	2,177.56
01/03/23	013682	02100008	Ruzic Miljan	2,077.57
01/03/23	013681	02100009	Hajj Lidia Antoun	2,033.13
01/03/23	013680	02100015	Zwolsman M	2,033.13
01/03/23	013679	02100024	Doddridge P A & J L	1,710.94
01/03/23	013678	02100060	Laforest Craig Stephen Carew	244.42
01/03/23	013677	02100049	Laforest C	244.42
01/03/23	013676	02100048	Laforest C	244.42
01/03/23	013675	02100044	Ruzic Miljan	244.42
01/03/23	013674	02100043	French K	244.42
01/03/23	013673	02100037	Laforest C	45.00
Total				\$37,338.56

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INSURANCE DETAILS

09 March 2023

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BULDING	Strata Community Insurance	NRSC17005258	Incl DP1040255	01/12/23
FIDELITY GUARANTEE	Strata Community Insurance	NRSC17005258	100,000	01/12/22
LEGAL DEFENCE	Strata Community Insurance	NRSC17005258	50,000	01/12/22
OFFICE BEARERS	Strata Community Insurance	NRSC17005258	5,000,000	01/12/22
VOLUNTARY WORKERS	Strata Community Insurance	NRSC17005258	200,000	01/12/22
APPEAL EXP CP H & S	Strata Community Insurance	NRSC17005258	100,000	01/12/22
GOVT. AUDIT COSTS	Strata Community Insurance	NRSC17005258	25,000	01/12/22
PUBLIC LIABILITY	Strata Community Insurance	NRSC17005258	20,000,000	01/12/22

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CREDITORS BALANCE REPORT

09 March 2023

<u>Account No</u>	<u>Name</u>	<u>Amount</u>
08200003	Ato - Bas/Payg	9,071.00
Total		9,071.00