

Exclusive Strata Management

PO Box 779 VICTORIA PARK WA 6979

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ABN: 20422677948

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Balance Sheet - Strata Plan 05629 "The Mews: 147-159 Charles Street" For the Financial Period 01/10/08 to 30/09/09

	Admin Fund	Reserve Fund	TOTAL
Assets			
Cash at Bank			
Owners of The Mews 147-159 Charles Street - Strata Pl	25,680.18	0.00	25,680.18
GST Paid	969.19	0.00	969.19
GST Unpaid	698.68	0.00	698.68
Levies Receivable	2,587.91	0.00	2,587.91
Total Assets	29,935.96	0.00	29,935.96
Liabilities			
Levies Paid in Advance	322.00	0.00	322.00
BAS Clearing Account	217.00 DR	0.00	217.00 DR
GST Collected	499.04	0.00	499.04
Accounts Payable	7,685.45	0.00	7,685.45
Total Liabilities	8,289.49	0.00	8,289.49
Nett Assets	21,646.47	0.00	21,646.47
Owners Funds			
Opening Balance	0.00	0.00	0.00
Surplus/Deficit for the period	19,915.28	0.00	19,915.28
Closing Balance	19,915.28	0.00	19,915.28
Retained Earnings	1,731.19	0.00	1,731.19
Total Owners Funds	21,646.47	0.00	21,646.47

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Income & Expenditure Statement - Strata Plan 05629

"The Mews: 147-159 Charles Street"

For the Financial Period 01/10/08 to 30/09/09

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
ATO Refund - 2008	3.10	0.00	0.00
Funds from Investment Account	21,978.07	0.00	0.00
Insurance Claim Reimbursements	453.18	0.00	0.00
Interest on Overdue Levies	171.37	0.00	0.00
Key Purchase	187.00	0.00	0.00
Levy Income	54,448.36	0.00	0.00
Remote Controls/Security	570.00	0.00	0.00
Total Admin fund income	77,811.08	0.00	0.00
Expenses			
Bank Charges	7.00	0.00	0.00
Working Capital	0.00	8,000.00	0.00
Disbursement Charges	4.77	0.00	0.00
Electricity - Common	2,316.63	2,600.00	0.00
Gardening	6,655.04	7,000.00	0.00
Income Tax Instalment	253.00	500.00	0.00
Insurance	6,259.50	6,500.00	0.00
Keys	44.18	0.00	0.00
Lawnmowing	0.00	0.00	0.00
M&R - Electrical	730.00	500.00	0.00
M&R - Fencing	526.36	4,000.00	0.00
M&R - General	6,565.98	6,070.00	0.00
M&R - Gutter Cleaning/Repairs	3,760.00	2,000.00	0.00
M&R - Painting	3,181.82	3,500.00	0.00
M&R - Pest Control	0.00	0.00	0.00
M&R - Plumbing	4,807.09	500.00	0.00
M&R - Pool	5,409.39	3,000.00	0.00
M&R - Roofing	0.00	0.00	0.00
M&R - Security Doors/Gates	0.00	0.00	0.00
Meeting Fees	1,911.80	1,500.00	0.00
Management Fees	7,219.39	7,300.00	0.00
Pool Chemicals	0.00	0.00	0.00
Pool + Spa Cleaning	0.00	0.00	0.00
Postage & Petties	1,086.76	1,222.00	0.00
Reticulation	0.00	0.00	0.00
Treelopping/Pruning	1,250.00	1,000.00	0.00
Waste - Rubbish Removal	817.59	500.00	0.00
Water Consumption	5,089.50	4,200.00	0.00
Water Service Charges	0.00	0.00	0.00
Window/Door Replacements	0.00	0.00	0.00
Total Admin fund expenses	57,895.80	59,892.00	0.00
Admin Fund Surplus/Deficit	19,915.28	59,892.00 DR	0.00

Exclusive Strata Management
Proposed Budget for Strata Plan 05629
The Mews: 147-159 Charles Street, 147-159 Charles Street WEST PERTH

Prepared by Exclusive Strata Management (ABN 20422677948)
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Aggregate UoE 186 Administrative Fund-	Proposed Budget (01/10/09-30/09/10)	Adjustment	Current Year (01/10/08-30/09/09)			Last Year (01/10/07-30/09/08)		
			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
Bank Charges	\$80.00		\$0.00	\$7.00	\$7.00-	\$0.00	\$0.00	\$0.00
Disbursement Charges	\$200.00		\$0.00	\$4.77	\$4.77-	\$0.00	\$0.00	\$0.00
Electricity - Common	\$2,400.00		\$2,600.00	\$2,316.63	\$283.37	\$0.00	\$0.00	\$0.00
Gardening	\$6,800.00		\$7,000.00	\$6,655.04	\$344.96	\$0.00	\$0.00	\$0.00
Income Tax Instalment	\$250.00		\$500.00	\$253.00	\$247.00	\$0.00	\$0.00	\$0.00
Insurance	\$6,600.00		\$6,500.00	\$6,259.50	\$240.50	\$0.00	\$0.00	\$0.00
Keys	\$0.00		\$0.00	\$44.18	\$44.18-	\$0.00	\$0.00	\$0.00
M&R - Electrical	\$900.00		\$500.00	\$730.00	\$230.00-	\$0.00	\$0.00	\$0.00
M&R - Fencing	\$0.00		\$4,000.00	\$526.36	\$3,473.64	\$0.00	\$0.00	\$0.00
M&R - General	\$7,500.00		\$6,070.00	\$6,565.98	\$495.98-	\$0.00	\$0.00	\$0.00
M&R - Gutter Cleaning/Repairs	\$4,000.00		\$2,000.00	\$3,760.00	\$1,760.00-	\$0.00	\$0.00	\$0.00
M&R - Painting	\$2,000.00		\$3,500.00	\$3,181.82	\$318.18	\$0.00	\$0.00	\$0.00
M&R - Plumbing	\$5,000.00		\$500.00	\$4,807.09	\$4,307.09-	\$0.00	\$0.00	\$0.00
M&R - Pool	\$2,800.00		\$3,000.00	\$5,409.39	\$2,409.39-	\$0.00	\$0.00	\$0.00
Management Fees	\$7,450.00		\$7,300.00	\$7,219.39	\$80.61	\$0.00	\$0.00	\$0.00
Meeting Fees	\$1,200.00		\$1,500.00	\$1,911.80	\$411.80-	\$0.00	\$0.00	\$0.00
Postage & Petties	\$1,000.00		\$1,222.00	\$1,086.76	\$135.24	\$0.00	\$0.00	\$0.00
Tax Return - Preparation & Lod	\$320.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Trades Monitoring Fee	\$300.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Treelopping/Pruning	\$1,100.00		\$1,000.00	\$1,250.00	\$250.00-	\$0.00	\$0.00	\$0.00
Waste - Rubbish Removal	\$900.00		\$500.00	\$817.59	\$317.59-	\$0.00	\$0.00	\$0.00
Water Consumption	\$5,200.00		\$4,200.00	\$5,089.50	\$889.50-	\$0.00	\$0.00	\$0.00

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Proposed Budget for Strata Plan 05629
The Mews: 147-159 Charles Street, 147-159 Charles Street WEST PERTH

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			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
Working Capital	\$0.00		\$8,000.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$0.00
Total Contribution Schedule	\$56,000.00		\$59,892.00	\$57,895.80	\$1,996.20	\$0.00	\$0.00	\$0.00
TOTAL ADMIN FUND	\$56,000.00		\$59,892.00	\$57,895.80	\$1,996.20	\$0.00	\$0.00	\$0.00
ADMIN BUDGET SUBTOTAL	\$56,000.00							
ADD: ADMIN GST	\$5,600.00							
TOTAL ADMIN BUDGET	\$61,600.00							