

# 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

### "147-159 Charles St, West Perth"

For the Financial Period 01/10/12 to 30/09/13

	Admin Fund	Reserve Fund	TOTAL
<b>Assets</b>			
Cash at Bank			
Owners of The Mews 147-159 Charles Street - Strata Pls	24,920.69	10,434.51	35,355.20
Investment A/c			
The Owners of SP 5629 Inv Acct 2	309.74	8,778.92	9,088.66
GST Paid	2,780.28	0.00	2,780.28
Levies Receivable	294.86	15.00	309.86
<b>Total Assets</b>	<b>28,305.57</b>	<b>19,228.43</b>	<b>47,534.00</b>
<b>Liabilities</b>			
Levies Paid in Advance	16,193.00	635.00	16,828.00
GST Uncollected	1,651.17 DR	56.32 DR	1,707.49 DR
GST Collected	2,261.58	87.00	2,348.58
<b>Total Liabilities</b>	<b>16,803.41</b>	<b>665.68</b>	<b>17,469.09</b>
<b>Nett Assets</b>	<b>11,502.16</b>	<b>18,562.75</b>	<b>30,064.91</b>
<b>Owners Funds</b>			
Opening Balance	39,519.66	14,622.86	54,142.52
Surplus/Deficit for the period	28,017.50 DR	3,939.89	24,077.61 DR
Closing Balance	11,502.16	18,562.75	30,064.91
<b>Total Owners Funds</b>	<b>11,502.16</b>	<b>18,562.75</b>	<b>30,064.91</b>

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### Income & Expenditure Statement - Strata Plan 05629

#### "147-159 Charles St, West Perth"

For the Financial Period 01/10/12 to 30/09/13

#### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
By-Law Compliance	60.00	0.00	40.00
Debt Collection Costs	80.00	0.00	120.00
Insurance Claim Reimbursements	1,834.09	0.00	3,320.68
Interest on Term Deposits	0.00	0.00	229.31
Interest on Overdue Levies	54.48	0.00	153.22
Key Purchase	272.73	0.00	372.73
Levy Income	80,318.76	0.00	65,777.04
Miscellaneous Income	5,170.00	0.00	0.00
Reimbursement -Repairs & Mtnc	0.00	0.00	115.00
Section 43	300.00	0.00	400.00
Special Levy Income	42,682.22	0.00	39,245.45
Taxation Reimbursement	0.00	0.00	584.40
<b>Total Admin fund income</b>	<b>130,772.28</b>	<b>0.00</b>	<b>110,357.83</b>
<b>Expenses</b>			
Additional Management Fees	816.59	700.00	810.29
Archive Storage Charges	383.64	380.00	384.00
Bank Charges	172.91	250.00	215.01
BAS -Compilation and lodgement	650.00	650.00	650.00
By-Law Compliance	1,800.00	3,000.00	100.00
Cleaning	2,390.19	0.00	2,787.62
Debt Recovery Cost	60.00	150.00	155.00
Disbursement Charges	499.11	450.00	430.95
Electricity - Common	3,140.32	3,500.00	2,503.05
Gardening	9,718.12	11,000.00	13,762.30
Income Tax Instalment	231.00	800.00	804.00
Insurance Valuation Fees	0.00	900.00	0.00
Insurance Claim	3,154.72	0.00	3,565.45
Insurance	11,894.19	8,000.00	7,537.49
Keys & Remote Expenses	271.82	0.00	138.50
Landgate Charges	218.18	0.00	185.45
M&R - Electrical	0.00	0.00	2,184.98
M&R - General	18,630.75	21,000.00	20,080.42
M&R - Plumbing	0.00	0.00	2,785.00
M&R - Pool	6,032.26	7,000.00	8,829.21
M&R - Roofing	0.00	0.00	60.00
M&R - Security Doors/Gates	0.00	0.00	48.00
Meeting Fees & Expenses	478.41	350.00	277.27
Management Fees	9,720.00	9,720.00	8,981.45
Postage & Petties	1,036.27	700.00	694.53
Section 43's	400.00	0.00	300.00
Special Projects	80,220.00	91,000.00	21,752.73
Tax Return - Preparation & Lod	360.00	350.00	113.64
Trades Monitoring Fee	400.00	400.00	400.00
Waste - Rubbish Removal	0.00	0.00	590.90
Water Consumption	6,111.30	6,000.00	5,523.05
<b>Total Admin fund expenses</b>	<b>158,789.78</b>	<b>166,300.00</b>	<b>106,650.29</b>

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### Income & Expenditure Statement - Strata Plan 05629

#### "147-159 Charles St, West Perth"

For the Financial Period 01/10/12 to 30/09/13

#### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Admin Fund Surplus/Deficit			
Admin Fund Surplus/Deficit	<u>28,017.50 DR</u>	<u>166,300.00 DR</u>	<u>3,707.54</u>

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### Income & Expenditure Statement - Strata Plan 05629

#### "147-159 Charles St, West Perth"

For the Financial Period 01/10/12 to 30/09/13

#### Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Interest on Overdue Levies	1.74	0.00	8.15
Interest on Term Deposit	387.11	0.00	621.98
Levy Income	3,551.04	0.00	4,057.92
<b>Total Reserve Fund income</b>	<b>3,939.89</b>	<b>0.00</b>	<b>4,688.05</b>
<b>Expenses</b>			
<b>Total Reserve Fund expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Reserve Fund Surplus/Deficit</b>	<b>3,939.89</b>	<b>0.00</b>	<b>4,688.05</b>

**Exclusive Strata Management**  
**Proposed Budget for Strata Plan 05629**  
**147-159 Charles St, West Perth, 147-159 Charles Street WEST PERTH**

Prepared by Exclusive Strata Management (ABN 20422677948)  
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Aggregate UoE 186 <b>Administrative Fund-</b>	Proposed Budget (01/10/13-30/09/14)	Adjustment	Current Year (01/10/12-30/09/13)			Last Year (01/10/11-30/09/12)		
			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
Additional Management Fees	\$700.00		\$700.00	\$816.59	\$116.59-	\$0.00	\$810.29	\$810.29-
Archive Storage Charges	\$380.00		\$380.00	\$383.64	\$3.64-	\$360.00	\$384.00	\$24.00-
Bank Charges	\$250.00		\$250.00	\$172.91	\$77.09	\$250.00	\$215.01	\$34.99
BAS -Compilation and lodgement	\$650.00		\$650.00	\$650.00	\$0.00	\$650.00	\$650.00	\$0.00
By-Law Compliance	\$3,000.00		\$3,000.00	\$1,800.00	\$1,200.00	\$0.00	\$100.00	\$100.00-
Cleaning	\$2,500.00		\$0.00	\$2,390.19	\$2,390.19-	\$2,500.00	\$2,787.62	\$287.62-
Disbursement Charges	\$500.00		\$450.00	\$499.11	\$49.11-	\$250.00	\$430.95	\$180.95-
Debt Recovery Cost	\$150.00		\$150.00	\$60.00	\$90.00	\$200.00	\$155.00	\$45.00
Electricity - Common	\$3,500.00		\$3,500.00	\$3,140.32	\$359.68	\$4,000.00	\$2,503.05	\$1,496.95
Gardening	\$11,000.00		\$11,000.00	\$9,718.12	\$1,281.88	\$10,500.00	\$13,762.30	\$3,262.30-
Income Tax Instalment	\$800.00		\$800.00	\$231.00	\$569.00	\$800.00	\$804.00	\$4.00-
Insurance	\$13,000.00		\$8,000.00	\$11,894.19	\$3,894.19-	\$8,500.00	\$7,537.49	\$962.51
Insurance Claim	\$0.00		\$0.00	\$3,154.72	\$3,154.72-	\$0.00	\$3,565.45	\$3,565.45-
Insurance Valuation Fees	\$0.00		\$900.00	\$0.00	\$900.00	\$0.00	\$0.00	\$0.00
Keys & Remote Expenses	\$0.00		\$0.00	\$271.82	\$271.82-	\$0.00	\$138.50	\$138.50-
Landgate Charges	\$0.00		\$0.00	\$218.18	\$218.18-	\$0.00	\$185.45	\$185.45-
M&R - Electrical	\$0.00		\$0.00	\$0.00	\$0.00	\$3,000.00	\$2,184.98	\$815.02
M&R - General	\$21,000.00		\$21,000.00	\$18,630.75	\$2,369.25	\$5,000.00	\$20,080.42	\$15,080.42-
M&R - Painting	\$0.00		\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
M&R - Plumbing	\$0.00		\$0.00	\$0.00	\$0.00	\$6,000.00	\$2,785.00	\$3,215.00
M&R - Pool	\$7,000.00		\$7,000.00	\$6,032.26	\$967.74	\$7,000.00	\$8,829.21	\$1,829.21-
M&R - Roofing	\$0.00		\$0.00	\$0.00	\$0.00	\$3,000.00	\$60.00	\$2,940.00

**Exclusive Strata Management**  
**Proposed Budget for Strata Plan 05629**  
**147-159 Charles St, West Perth, 147-159 Charles Street WEST PERTH**

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Aggregate UoE 186 <b>Administrative Fund-</b>	Proposed Budget (01/10/13-30/09/14)	Adjustment	Current Year (01/10/12-30/09/13)			Last Year (01/10/11-30/09/12)		
			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
M&R - Security Doors/Gates	\$0.00		\$0.00	\$0.00	\$0.00	\$4,000.00	\$48.00	\$3,952.00
Management Fees	\$10,200.00		\$9,720.00	\$9,720.00	\$0.00	\$8,980.00	\$8,981.45	\$1.45-
Meeting Fees & Expenses	\$500.00		\$350.00	\$478.41	\$128.41-	\$500.00	\$277.27	\$222.73
Postage & Petties	\$1,000.00		\$700.00	\$1,036.27	\$336.27-	\$750.00	\$694.53	\$55.47
Section 43's	\$0.00		\$0.00	\$400.00	\$400.00-	\$0.00	\$300.00	\$300.00-
Special Projects	\$17,000.00		\$91,000.00	\$80,220.00	\$10,780.00	\$102,400.00	\$21,752.73	\$80,647.27
Tax Return - Preparation & Lod	\$350.00		\$350.00	\$360.00	\$10.00-	\$350.00	\$113.64	\$236.36
Trades Monitoring Fee	\$400.00		\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00
Waste - Rubbish Removal	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$590.90	\$590.90-
Water Consumption	\$6,520.00		\$6,000.00	\$6,111.30	\$111.30-	\$5,000.00	\$5,523.05	\$523.05-
<b>Total Contribution Schedule</b>	<b>\$100,400.00</b>		<b>\$166,300.00</b>	<b>\$158,789.78</b>	<b>\$7,510.22</b>	<b>\$175,390.00</b>	<b>\$106,650.29</b>	<b>\$68,739.71</b>
<b>TOTAL ADMIN FUND</b>	<b>\$100,400.00</b>		<b>\$166,300.00</b>	<b>\$158,789.78</b>	<b>\$7,510.22</b>	<b>\$175,390.00</b>	<b>\$106,650.29</b>	<b>\$68,739.71</b>
ADMIN BUDGET SUBTOTAL	\$100,400.00							
ADD: ADMIN GST	\$10,040.00		\$8,454.55			\$6,763.64		
<b>TOTAL ADMIN BUDGET</b>	<b>\$110,440.00</b>		<b>\$174,754.55</b>			<b>\$182,153.64</b>		