



**MINUTES OF THE ANNUAL GENERAL MEETING
COMMUNITY CORPORATION Plan No. 43930
“VERTEX 4”
9 VERTEX LANE TONSLEY**

DATE, PLACE & TIME OF MEETING:	Tuesday, 26 August 2025 07:00 PM. StrataVote Online &, Tafe Tonsley, Room 1.G.2, Tonsley, SA, 5042.		
LOTS REPRESENTED:	Lot 1	B Jorgensen & D Hutchings	Proxy to ABCM
	Lot 4	A Edgeworth	Proxy to ABCM
	Lot 5	Y Jong	Proxy to ABCM
	Lot 6	M Hutchings & S Hutchings	Proxy to ABCM
	Lot 7	T Noolan	Owner present
	Lot 9	Y Bates & A Bates	Proxy to ABCM
	Lot 10	B & C Shinnick	Proxy to ABCM
	Lot 12	M Goodchild	Owner present
	Lot 13	G Moore	Owner present
	Lot 14	D & K Brady	Proxy to ABCM
IN ATTENDANCE:	Michael Caruso & David Jolly of Ace Body Corporate Management		

1. Appointment of Chairperson

Owners represented were in majority favour of Michael Caruso & David Jolly of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Disclosure Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Community Titles Act 1996 (S85[1]), a delegate of the community corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

3. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 10 of the 14 financial members in attendance as per section 94(2) of the Community Titles Act.

4. No Previous Meeting Minutes

As this is the first general meeting of the corporation, there are no previous minutes to accept.

5. No Previous Financial Statements

As this is the first financial year of the corporation there are no previous period financial statements to approve

6. APPOINTMENTS

6.1 Election of Office Bearers

In accordance with Community Titles Act 1996 Part 9 Division 1, Section 76, the members of Body Corporate elected the following members for the previous 12 months.

Presiding Officer:	G Moore
Treasurer:	T Noolan
Secretary:	M Goodchild

An officer can be appointed for up to a year, with all positions becoming vacant no later than the next annual general meeting of the corporation. If a vacancy arises in any of the positions, the position can either be filled at a general meeting (fees may apply) , or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

Motion CARRIED.

6.2 Election of Management Committee

Per Division 3 Section 90.3, members of a committee must be natural persons and must include the presiding officer, the treasurer and the secretary of the corporation. The members of the corporation agree the office bearers would constitute the corporation's management committee in addition to the below members: Nil.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owners portal for ease of communication. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Community Title Act 1996 Part 9, Division 3, Section 92.

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

6.3 Appointment of Management

Ace Body Corporate Management (ABCM) is appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Community Titles Act Section 76(9) to assist the appointed officer bearers in accordance with Section 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has

not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. The Corporation agrees that extended administration for an individual(s) may be levied to the lot owner and recoverable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation or the individual as applicable.

Motion CARRIED.

6.4 Appointment of Public Officer

Mr Tyson D'Sylva Director of Ace Body Corporate Management be authorised and act as public officer as defined under Income Tax Assessment Act 1936 for the corporation.

Motion CARRIED.

6.5 PO Authorised to Sign The Management Agreement

The owners of the corporation acknowledge and agree the management agreement will be sent to the Presiding Officer to sign and return. If a signed copy has not been received by ABCM within 21 days, the agreement shall be deemed to have been accepted by the Body Corporate.

Motion CARRIED.

7. INSURANCE

7.1 Current Insurance No Valuation on File

The building's insurance is placed via Primary Community Corporation 43928. Instructions provided will guide the primary corporation in placing insurance cover.

ABCM advised that the corporation is required to keep the common property / all buildings and building improvements insured to their full replacement value per the Community Titles Act 1996, Part 10 Division 2 - Section 103 & 104 (2)b -The insurance must be for the full cost of replacing the buildings or improvements with new materials; Section 106 (2) - A person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement.

There is no record of previous Insurance Valuation on file.

7.2 Renewal Instructions

Members of the corporation authorise ABCM to arrange, place and provide general advice regarding the insurance on behalf of the corporation.

The Corporation provides informed consent for Resolute Property Protect Pty Ltd as the insurance broker, to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy. A portion of this commission may be shared with ABCM, as an Authorised Representative of (broker) as per the terms of your management agreement. The exact amount or percentage of commission payable will be disclosed in the Insurance Report provided with each renewal or quotation. The Corporation further authorises the ABCM to retain records of this consent on behalf of the scheme for compliance with ASIC regulatory requirements.

The corporation authorises the committee to review insurance documentation and provide renewal instructions and the Presiding Officer to sign required documentation on behalf of the corporation.

Motion CARRIED.

7.2 Alternatives for Renewal Instructions

Option B

Obtain a Valuation and Obtain Quotes for Valuation Cover at Renewal

Members request ABCM obtain an Insurance Valuation to determine insurance cover at renewal. Quotes for cover per the valuation are to be obtained. A Renewal Report containing the quotes will be sent to the management committee for instruction and provide 7 days for a response. If no instructions are provided by the committee, the corporation authorises ABCM to renew as per Broker Recommendations.

'OPTION B' has been selected with the highest votes.

8. Repair & Maintenance

8.1 Ace Preferred Contractor Qualification

The corporation is free to engage a non preferred ACE contractor however, if ACE is required to resolve issues relating to the contractor, the scope of works including checking for compliance, licenses and insurances this will be billed at \$250.00 per hour. Note: It is the responsibility of the corporation to ensure all worksites must be of a safe and good standard to enable contractors to complete scope.

With increased changes to the National and State Work Health & Safety (WHS) legislation, a number of licensing requirements and risk management measures that have been placed on service providers and Persons conducting or undertaking business (PCBU). Ace engages a third party to check contractors and service providers that undertake work on site. It is Ace standard policy that ALL contractors instructed by ABCM to undertake work on behalf of the Body Corporate are required to be assessed and cleared. If ABCM is required to check a corporations contractor through the third party as fee \$55.00 will be applied

Motion CARRIED.

8.2 ORDINARY RESOLUTION: Routine Maintenance

The Corporation approves local contractors to undertake the routine building maintenance as required by legislation. Funds are allocated in the Admin Budget.

Routine maintenance includes:

- lift maintenance
- security & door maintenance
- fire protection maintenance
- electrical maintenance & testing
- back flow testing

Motion CARRIED.

8.3 PROPOSED ORDINARY RESOLUTION: Garden Maintenance

The Corporation approves Clean & Green Property Maintenance for the next twelve months to perform routine garden services to the common grounds. The management committee are authorised to provide direction as required. Funds are allocated in the current budget.

Motion CARRIED.

8.4 PROPOSED ORDINARY RESOLUTION: Common Property Cleaning

The Corporation approves Clean & Green Property Maintenance to attend to the common property fortnightly with the committee authorised to vary this schedule as required.. Funds are allocated in the Admin Budget.

Motion CARRIED.

8.5 PROPOSED ORDINARY RESOLUTION: Window Cleaning

The Corporation approves Clean & Green Property Maintenance to perform routine cleaning of the external windows Spring 2025 at property as authorised and directed by the management committee. Funds of a will be added/allocated in the Administration Budget.

Motion CARRIED.

8.6 PROPOSED ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approves for routine cleaning of all gutters and down-pipes to be performed by a local contractor as a once only job as instructed by the management committee. Funds of as quoted will be added/allocated in the Administration Budget.

Motion CARRIED.

8.7 PROPOSED ORDINARY RESOLUTION: Annual Sewer Maintenance

The Corporation approves Ken Hall Plumbers to undertake routine annual sewer maintenance in as required. Funds of a will added/allocated in the Administration Budget.

Motion CARRIED.

8.8 PROPOSED ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approves Ken Hall Plumbers to undertake routine storm water drain maintenance in as required. Funds of aa will be added/allocated in the Administration Budget.

Motion CARRIED.

9. ALTERATIONS / ADDITIONS / APPROVALS

9.1 Work Order Authorisation

ABCM be granted authorisation to carry out necessary / emergency works without further approval from the committee if works are \$500 or under.

Motion CARRIED.

9.2 PROPOSED ORDINARY RESOLUTION: Online Voting

The Corporation to approve online voting either by electronic ballots papers or voting website.

Motion CARRIED.

9.3 PROPOSED ORDINARY RESOLUTION: Email Correspondence

ABCM to provide all future communication including levy notices, AGM documentation and minutes via email. Please ensure your email address is up to date.

Motion CARRIED.

9.4 PROPOSED ORDINARY RESOLUTION: Change of Energy Retailer

The corporation authorise ABCM to place the account or utilise energy brokers from time to time to obtain the most competitive rates should the opportunity become available. The broker will undertake the research, assess the best options in the market and find solutions that will help reduce costs. There are no additional costs to the corporation or penalties in changing retailers.

Motion CARRIED.

9.5 BYLAWS - General Information

Owners are to ensure Bylaws are passed to occupants. Agents are encouraged to make them part of the tenancy agreement. Owners are made aware that any breach of the bylaws a penalty fine may be issued, payable and collected as a debt from the owner. Corporations committees are to review the bylaws regularly and update as required.

9.6 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM. Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

9.7 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3rd quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee encourages owners to submit independent quotes within the agreed time frame when work is required.

Motion CARRIED.

10. Work Health Safety Act - General Information

Under the *Work Health and Safety Act 2012 (SA)*, all Lot Owners and Strata Managers have a shared responsibility to ensure the health and safety of workers, contractors, and visitors to the property.

The Corporation must:

- Ensure the property is safe and free from hazards. (*Section 19*)
- Maintain systems for identifying and managing risks. (*Section 17*)
- Engage with workers and contractors to meet safety standards. (*Section 47*)

Lot Owners must:

- Notify the Committee or Strata Manager via an appropriate communication channel or general meeting of any safety concerns.
- Cooperate with the Corporation in fulfilling WHS duties.
- Committee must take action and provide timely / appropriate instructions.

ABCM strongly encourages the corporation to up keep maintenance on the property and engage qualified contractors. Failure to meet these obligations may result in legislative penalties. For more information, refer to the WHS Act 2012 (SA). Owners can not abdicate from their legal responsibility's.

11. BUDGET

11.1 Administration Fund - Unit Entitlement

In accordance with the Community Titles Act 1996, Part 11 Division 1, Section 114, the members of the corporation agree to fix the following proposed administration budget of \$46,000.00 for the following twelve months and to ensure it will meet the corporations financial responsibility. Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expenses. Contributions are divided by unit entitlement, payable Quarterly commencing 1st of September 2025 and to continue until changed at an AGM.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

11.2 Sinking Fund by Unit Entitlement

The members of the corporation agree with the proposed Sinking Fund of \$1,400.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

11.3 PROPOSED RESOLUTION: Authority to Raise Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to liaise with the

corporation to raise funds required to meet such a shortfall. ABCM made owners aware that extended administration fees will be charged to facilitate the additional financial administration.

Motion CARRIED.

11.4 PROPOSED RESOLUTION: Unpaid Contributions/ Levy Debt Collection

Community Titles Act 1996 Section 114(7&8) - "(7) Payment of a contribution, instalment or interest is enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot. (8) A contribution, instalment or interest may be recovered as a debt."

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the bylaws), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees. The Corporation authorises ABCM to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the Corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence .
- Extended administration fees, liaising with Lawyers and Courts will be applied.
- Legal costs are in addition to the above.

**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

Motion CARRIED.

12. Communication Protocols

General Information / Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, invoices Status of open jobs.

Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall direct on 83645855

Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from ACE office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox.com emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

Committee Specific Communication / Requirements.

- All committee members require **an active email address** due to time sensitive nature of matters.
- **Quote approvals** will be forwarded via SMATA for approval – click the link on the email
- Required **Invoice Approvals** will be forwarded via SMATA for action
- All job requests outside of the AGM (refer to maintenance policy)
- **Presiding Officer to send approved instructions** from committee to ensure Ace office does not receive conflicting instructions.
- **Presiding Officer is the authorised signatory** for the corporation, unless otherwise authorised at a general meeting.
- Best Practice is to **respond within 14 days** of request.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 08:15 PM.

Explanatory Notes for Community Corporation Annual General Meeting Minutes

The below notes should be read with the minutes that provide further information regarding the Annual General Meeting. If you require any further explanation to any of the items below or in the minutes, please contact your body corporate manager. These notes are to provide further understating to sections of the minutes and to be used as general information.

Office Bearers and Management Committee

It is a legislative requirement that the corporation elect each year owner/s to hold the positions of Presiding Officer, Secretary and Treasurer (*Community Titles Act 1996 Part 9 Division 1, Section 76*).

However, as you are professionally managed, ABCM in most cases perform all required duties of your behalf. (see 'Services Covered by Annual Management Fee' below).

ABCM recommends that the corporation form a management committee, which is a smaller group of owners who have the authority to carry out repairs and maintenance and make decisions on behalf of all owners (*Community Title Act 1996 Part 9, Division 3, Section 92*.) This ensures that the corporation continues running smoothly between Annual General Meetings. ABCM advises that the management committee do not have the authority to make decisions on resolutions that require special or unanimous approval.

Insurance

ABCM recommends that the corporation obtains a valuation every 3 to 5 years and also holds cover for flood, catastrophe, office bearers liability, electrical surge and machinery breakdown where applicable.

Insurance Claims

Any successful claims against the corporation's insurance policy attracts an excess. In cases where the claim is due to a lack of foreseeable maintenance, then the excess is generally payable by the corporation. If the insurance claim relates to the interior of the unit, such as a burst pipe or a cracked shower screen, the excess is payable by the individual owner. The Body Corporate should have an ongoing maintenance program to ensure wear and tear and gradual deterioration is rectified before structural damage occurs. The sinking and/or administration (maintenance) fund should be sufficient to cover the expenses generated by the maintenance program.

ABCM strongly recommends that the corporation adopt a proactive maintenance plan in maintaining the integrity of the buildings. All malicious damage / break and enter and / or arson should be reported to the police immediately as insurance companies require a Police Incident Report (PIR) number for claims relating to these incidents. Providing this information assists SA Police in their investigations and possible apprehension of the persons responsible and is a policy requirement.

Alterations, Additions & Approvals

Any changes to the external appearance of the units more often than not require special approval from the corporation. The Community Titles Act states that with any proposed changes, the wording of the proposed motion must be included on the agenda of a properly convened meeting of the corporation, and agendas are legally required to be issued no less than fourteen days before the meeting.

If motions are not submitted before the agendas are issued, the corporation cannot legally approve these changes. The owner will then have to call an Extraordinary General Meeting at their cost, or wait until the next Annual General Meeting.

Bylaws / Resolutions

All community corporations within South Australia are bound by the corporation's bylaws, a legal document lodged with the Lands Titles Office. These are a list of rules which pertain specifically to a community corporation and is in addition to the Community Titles. The bylaws can be found online or by request to ABCM.

ABCM also maintains a record of resolutions passed at meetings, which can be referred to for further policies specific to the individual community corporation.

It is important for owners to have a copy of the documents and make them available to any property managers or tenants they may have. All residents are legally bound by these rules (owners and tenants) and failure to adhere to them, or failure to enforce your tenant to adhere to them, can result in legal proceedings.

Afterhours Property Maintenance

If there is a maintenance emergency, ABCM have an afterhours service which can be reached by contacting the office at 08 8342 1544. It is the owner's choice to use this facility and up to the community corporation to determine whose responsibility the maintenance lies with. The owner may also be liable to pay for the repairs if it is not deemed as emergency.

A good definition of an emergency is anything that cannot wait, that if left unattended could cause serious damage to the property, residents' health and safety, or their personal property.

Manager's time

If non-emergency work is requested to be undertaken during the course of the year or services outside of the management agreement section 2.1, it is not unreasonable for the Manager to charge the Corporation for additional fees, being but not limited to, time spent on seeking additional quotes, obtaining management committee consensus, excessive email correspondence, raising special levies project management and section 2.2 of the management agreement.

Owner Contact Information

It is the responsibility of the owners to inform ABCM in a timely manner of changes to contact details, including postal addresses and phone numbers. It is also the responsibility of the owner to inform ABCM of any changes in occupancy and property managers.

Failure to do so may result in increased costs to the owners should important information not reach them or ABCM is required to invest time to locate the correct owner information.

Owners Portal

ABCM provides an owner's portal where owners can update their contact details and access information pertaining to their strata. Access can be gained by contacting ABCM.

Keys

Owners are to ensure that they have the necessary keys, fobs, etc. for any common areas (meter boxes, gates, etc.). It is the responsibility of the owners to ensure that all property managers and tenants are provided with these keys. ABCM should be contacted **before** it becomes an emergency, additional charges may apply to the owner should they require access quickly.

Contractor Qualification

As part of providing the best service possible to community corporations, ABCM run any contractors attending the common property through a compliance check. This is very important as it ascertains whether a contractor is appropriately licenced and insured. This is for the protection of the corporation and owners. The contractors on our panel not only have proven their quality of workmanship on our other clients but deliver competitive pricing and understand what ABCM and their clients want.

Should owners wish to engage contractors who are not approved through the compliance check, it is their responsibility to engage the contractor. Owners must be aware that they may be held personally liable for any defective works, losses, damages and / or any liability claim made against the strata corporation in relation to an

unapproved contractor. The corporation is free to engage a contractor not on our panel, however, if ACE is required to resolve issues relating to the contractor, the scope of works including checking for compliance, licenses and insurances this will be billed at \$250.00 per hour.

Future Planning

Under the Community Titles Act, it is the responsibility of the community corporation to maintain the integrity of the common property. All areas of general maintenance should be discussed at the Annual General Meeting rather than throughout the year, unless there is a management committee involvement. This will ensure minimisation of administration cost to the corporation and a more consistent aesthetic look of the buildings.

The Annual General Meeting is the forum where owners can hold discussions regarding maintenance and improvements for the corporation. Owners / management committees are to be assessing in advance what items are needed for discussion and plan for them to be added to the agenda. A plan for the ongoing maintenance / upkeep is to be then decided at the Annual General Meeting, this is important as all buildings / common property will be addressed as a collective and repairs can be effectively budgeted if necessary.

It is important owners and the committee take a proactive approach in keeping up the maintenance of their corporation and bring to the attention of the committee or Annual General Meeting.



Approved Budget to apply from 01/03/2025

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA

Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Community Corporation 43930 Inc.

Vertex 4, 9 Vertex Lane, Tonsley SA 5042

Administrative Fund

Approved
budget

Revenue

Levies --Admin	46,000.00
<i>Total revenue</i>	<u>46,000.00</u>

Less expenses

ATO / Public Officer	154.00
Audit Services	308.00
Common Property Maintenance	1,290.80
Comms/Data/Technology - Fixed Fee	1,302.00
Contingency Funds	2,000.00
Contribution Towards Primary Corp	10,595.20
Maint Bldg--Caretaking	6,000.00
Maint Bldg--Cleaning--Windows/Glass	1,470.00
Maint Bldg--Electrical	700.00
Maint Bldg--Fire Protection	2,000.00
Maint Bldg--Fire Protection--Other Equipment	1,200.00
Maint Bldg--Lift--Maintenance Contract	4,800.00
Maint Bldg--Pest/Vermin Control	250.00
Maint Bldg--Plumbing	700.00
Maint Bldg--Security Equipment	560.00
Management Fees--Standard	2,450.00
Meeting Fee	350.00
Utility--Electricity	8,960.00
Water Use	910.00
<i>Total expenses</i>	<u>46,000.00</u>

Surplus/Deficit

0.00

Opening balance 0.00

Closing balance

\$0.00

Administrative Fund

**Approved
budget**

Total units of entitlement	10000
Levy contribution per unit entitlement	\$4.60

Sinking Fund**Approved
budget****Revenue**

Levies --Sinking	1,400.00
<i>Total revenue</i>	<u>1,400.00</u>

Surplus/Deficit

Opening balance	0.00
-----------------	------

Closing balance

	<u>\$1,400.00</u>
--	-------------------

Total units of entitlement	10000
----------------------------	-------

Levy contribution per unit entitlement	\$0.14
--	--------



Approved Levy Schedule to apply from 01/03/2025

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA

Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Community Corporation 43930 Inc.

Vertex 4, 9 Vertex Lane, Tonsley SA 5042

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1 (G01)	630.00	724.50	22.05	746.55	2,986.20
2	2 (G02)	565.00	649.75	19.78	669.53	2,678.12
3	101	720.00	828.00	25.20	853.20	3,412.80
4	102	710.00	816.50	24.85	841.35	3,365.40
5	103	580.00	667.00	20.30	687.30	2,749.20
6	104	810.00	931.50	28.35	959.85	3,839.40
7	201	745.00	856.75	26.08	882.83	3,531.32
8	202	730.00	839.50	25.55	865.05	3,460.20
9	203	605.00	695.75	21.18	716.93	2,867.72
10	204	845.00	971.75	29.58	1,001.33	4,005.32
11	301	780.00	897.00	27.30	924.30	3,697.20
12	302	760.00	874.00	26.60	900.60	3,602.40
13	303	635.00	730.25	22.22	752.47	3,009.88
14	304	885.00	1,017.75	30.98	1,048.73	4,194.92
		10,000.00	\$11,500.00	\$350.02	\$11,850.02	\$47,400.08