

# ANNUAL REPORTS

**for the financial year to 31/05/2020**

Strata Plan 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

Manager: Dan Aukusitino

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## Abridged Financial Position

As at 31/05/2020

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                          | Current period     | Previous year |
|------------------------------------------|--------------------|---------------|
| <b>Owners' funds</b>                     |                    |               |
| Operating Surplus/Deficit--Admin         | 1,143.09           | 0.00          |
| Owners Equity--Admin                     | 9,889.89           | 0.00          |
|                                          | <u>11,032.98</u>   | <u>0.00</u>   |
| Operating Surplus/Deficit--Capital Works | 4,270.63           | 0.00          |
| Owners Equity--Capital Works             | 21,537.51          | 0.00          |
|                                          | <u>25,808.14</u>   | <u>0.00</u>   |
| <b>Net owners' funds</b>                 | <u>\$36,841.12</u> | <u>\$0.00</u> |
| <b>Represented by:</b>                   |                    |               |
| <b>Assets</b>                            |                    |               |
| Cash at Bank                             | 35,896.16          | 0.00          |
| Receivable--Levies                       | 3,209.03           | 0.00          |
| Receivable--Owners                       | 56.88              | 0.00          |
| <b>Total assets</b>                      | <u>39,162.07</u>   | <u>0.00</u>   |
| <b>Less liabilities</b>                  |                    |               |
| Prepaid Levies                           | 2,320.95           | 0.00          |
| <b>Total liabilities</b>                 | <u>2,320.95</u>    | <u>0.00</u>   |
| <b>Net assets</b>                        | <u>\$36,841.12</u> | <u>\$0.00</u> |

# Statement of Financial Position

## As at 31/05/2020

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                          | Current period     | Previous year |
|------------------------------------------|--------------------|---------------|
| <b>Owners' funds</b>                     |                    |               |
| Administrative Fund                      |                    |               |
| Operating Surplus/Deficit--Admin         | 1,143.09           | 0.00          |
| Owners Equity--Admin                     | 9,889.89           | 0.00          |
|                                          | <u>11,032.98</u>   | <u>0.00</u>   |
| Capital Works Fund                       |                    |               |
| Operating Surplus/Deficit--Capital Works | 4,270.63           | 0.00          |
| Owners Equity--Capital Works             | 21,537.51          | 0.00          |
|                                          | <u>25,808.14</u>   | <u>0.00</u>   |
| Net owners' funds                        | <u>\$36,841.12</u> | <u>\$0.00</u> |
| <b>Represented by:</b>                   |                    |               |
| <b>Assets</b>                            |                    |               |
| Administrative Fund                      |                    |               |
| Cash at Bank--Admin                      | 10,646.29          | 0.00          |
| Receivable--Levies--Admin                | 1,616.68           | 0.00          |
| Receivable--Owners--Admin                | 24.57              | 0.00          |
|                                          | <u>12,287.54</u>   | <u>0.00</u>   |
| Capital Works Fund                       |                    |               |
| Cash at Bank--Capital Works              | 25,249.87          | 0.00          |
| Receivable--Levies--Capital Works        | 1,592.35           | 0.00          |
| Receivable--Owners--Capital Works        | 32.31              | 0.00          |
|                                          | <u>26,874.53</u>   | <u>0.00</u>   |
| Unallocated Money                        |                    |               |
|                                          | <u>0.00</u>        | <u>0.00</u>   |
| Total assets                             | <u>39,162.07</u>   | <u>0.00</u>   |
| <b>Less liabilities</b>                  |                    |               |
| Administrative Fund                      |                    |               |
| Prepaid Levies--Admin                    | 1,254.56           | 0.00          |
|                                          | <u>1,254.56</u>    | <u>0.00</u>   |
| Capital Works Fund                       |                    |               |
| Prepaid Levies--Capital Works            | 1,066.39           | 0.00          |
|                                          | <u>1,066.39</u>    | <u>0.00</u>   |
| Unallocated Money                        |                    |               |
|                                          | <u>0.00</u>        | <u>0.00</u>   |
| Total liabilities                        | <u>2,320.95</u>    | <u>0.00</u>   |
| Net assets                               | <u>\$36,841.12</u> | <u>\$0.00</u> |

# Statement of Financial Performance for the financial year to 31/05/2020

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

## Administrative Fund

|                                  | Current period<br>01/06/2019-31/05/2020 | Previous year<br>01/06/2018-31/05/2019 |
|----------------------------------|-----------------------------------------|----------------------------------------|
| Revenue                          |                                         |                                        |
| Insurance Claims                 | 6,820.00                                | 0.00                                   |
| Interest on Arrears--Admin       | 21.85                                   | 0.00                                   |
| Levies Due--Admin                | 5,001.10                                | 0.00                                   |
| Total revenue                    | 11,842.95                               | 0.00                                   |
| Less expenses                    |                                         |                                        |
| Admin--Management Fees--Standard | 3,791.60                                | 0.00                                   |
| Insurance--Premiums              | 4,210.27                                | 0.00                                   |
| Maint Bldg--Consultant--Other    | 95.70                                   | 0.00                                   |
| Maint Bldg--Electrical           | 429.00                                  | 0.00                                   |
| Maint Bldg--Roof                 | 330.00                                  | 0.00                                   |
| Maint Grounds--Lawns & Gardening | 1,500.00                                | 0.00                                   |
| Utility--Electricity             | 343.29                                  | 0.00                                   |
| Total expenses                   | 10,699.86                               | 0.00                                   |
| Surplus/Deficit                  | 1,143.09                                | 0.00                                   |
| Opening balance                  | 9,889.89                                | 9,889.89                               |
| Closing balance                  | \$11,032.98                             | \$9,889.89                             |

## Capital Works Fund

|                                    | Current period<br>01/06/2019-31/05/2020 | Previous year<br>01/06/2018-31/05/2019 |
|------------------------------------|-----------------------------------------|----------------------------------------|
| Revenue                            |                                         |                                        |
| Interest on Arrears--Capital Works | 19.63                                   | 0.00                                   |
| Levies Due--Capital Works          | 4,251.00                                | 0.00                                   |
| Total revenue                      | <u>4,270.63</u>                         | <u>0.00</u>                            |
| Less expenses                      |                                         |                                        |
| Total expenses                     | <u>0.00</u>                             | <u>0.00</u>                            |
| Surplus/Deficit                    | <u>4,270.63</u>                         | <u>0.00</u>                            |
| Opening balance                    | 21,537.51                               | 21,537.51                              |
| Closing balance                    | <u><u>\$25,808.14</u></u>               | <u><u>\$21,537.51</u></u>              |

## Aged Arrears List

### The Owners Strata Plan No. 79885

| Lot | Unit | Name                           | Balance  | Prepaid | Interest | Current  | 30+ days | 60+ days | 90+ days | 120+ days | Last debt recovery |
|-----|------|--------------------------------|----------|---------|----------|----------|----------|----------|----------|-----------|--------------------|
| 1   | 1    | Mu Teo                         | 433.42   | 0.00    | 1.20     | 355.85   | 0.00     | 0.00     | 76.37    | 0.00      |                    |
| 5   | 5    | Dennis Bryan Tan               | 553.06   | 0.00    | 0.21     | 355.85   | 0.00     | 0.00     | 197.00   | 0.00      |                    |
| 7   | 7    | Allen Alag                     | 0.02     | 0.00    | 0.00     | 0.02     | 0.00     | 0.00     | 0.00     | 0.00      |                    |
| 8   | 8    | Navneet Singh & Mandeep Kaur   | 360.33   | 0.00    | 0.03     | 355.85   | 0.00     | 0.00     | 4.45     | 0.00      |                    |
| 9   | 9    | Siddarth Mepani & Rachana Mota | 719.42   | 0.00    | 7.23     | 355.85   | 0.00     | 0.00     | 355.85   | 0.49      | 12/03/2021         |
| 12  | 12   | Tatiana M Ivanova              | 355.85   | 0.00    | 0.00     | 355.85   | 0.00     | 0.00     | 0.00     | 0.00      |                    |
|     |      |                                | 2,422.10 | 0.00    | 8.67     | 1,779.27 | 0.00     | 0.00     | 633.67   | 0.49      |                    |

## Detailed Expenses for the financial year from 01/06/2019 to 31/05/2020

| The Owners Strata Plan No. 79885 |         |       |        | 41 Doonside Crescent, BLACKTOWN NSW 2148 |      |         |             |
|----------------------------------|---------|-------|--------|------------------------------------------|------|---------|-------------|
| Date                             | Details | Payee | Amount | Status                                   | Type | Ref.No. | Payment No. |

### Administrative Fund

#### Admin--Management Fees--Standard 154000

|            |                                                |                             |                   |      |    |  |        |
|------------|------------------------------------------------|-----------------------------|-------------------|------|----|--|--------|
| 16/10/2019 | Standard Management Fee - Aug, Sept & Oct 2019 | Certified Strata Management | 1,137.48          | Paid | DE |  | 000001 |
| 12/11/2019 | Standard Management Fee - November 2019        | Certified Strata Management | 379.16            | Paid | DE |  | 000004 |
| 11/12/2019 | Standard Management Fee - December 2019        | Certified Strata Management | 379.16            | Paid | DE |  | 000007 |
| 27/12/2019 | Standard Management Fee - January 2020         | Certified Strata Management | 379.16            | Paid | DE |  | 000008 |
| 06/02/2020 | Standard Management Fee - February 2020        | Certified Strata Management | 379.16            | Paid | DE |  | 000011 |
| 06/03/2020 | Standard Management Fee - March 2020           | Certified Strata Management | 379.16            | Paid | DE |  | 000012 |
| 01/04/2020 | Standard Management Fee - April 2020           | Certified Strata Management | 379.16            | Paid | DE |  | 000013 |
| 01/05/2020 | Standard Management Fee - May 2020             | Certified Strata Management | 379.16            | Paid | DE |  | 000016 |
|            |                                                |                             | <u>\$3,791.60</u> |      |    |  |        |

#### Insurance--Premiums 159100

|            |                                        |                          |                   |      |    |      |        |
|------------|----------------------------------------|--------------------------|-------------------|------|----|------|--------|
| 15/11/2019 | Insurance Renewal - 7/11/19 to 7/11/20 | Bryan McNabney Insurance | 4,210.27          | Paid | DE | 3381 | 000005 |
|            |                                        |                          | <u>\$4,210.27</u> |      |    |      |        |

#### Maint Bldg--Consultant--Other 164205

|            |                                        |                |                |      |    |       |        |
|------------|----------------------------------------|----------------|----------------|------|----|-------|--------|
| 24/01/2020 | Trades Monitoring - 1/12/19 - 30/11/20 | Trades Monitor | 95.70          | Paid | DE | 87273 | 000010 |
|            |                                        |                | <u>\$95.70</u> |      |    |       |        |

#### Maint Bldg--Electrical 164800

|            |                                       |                            |                 |      |    |     |        |
|------------|---------------------------------------|----------------------------|-----------------|------|----|-----|--------|
| 21/04/2020 | Light repairs 7/4/2020                | Electro Smart Services Pty | 123.20          | Paid | DE | 484 | 000014 |
| 13/05/2020 | Garden lights not working - 27/3/2020 | Electro Smart Services Pty | 305.80          | Paid | DE | 480 | 000018 |
|            |                                       |                            | <u>\$429.00</u> |      |    |     |        |

#### Maint Bldg--Roof 172800

|            |                                              |                    |                 |      |    |      |        |
|------------|----------------------------------------------|--------------------|-----------------|------|----|------|--------|
| 29/04/2020 | Replace broken tiles to Unit 1 & 5 - 15/4/20 | Ozroof Repairs and | 330.00          | Paid | DE | 4769 | 000015 |
|            |                                              |                    | <u>\$330.00</u> |      |    |      |        |

#### Maint Grounds--Lawns & Gardening 178400

|            |                                                  |                          |                   |      |    |      |        |
|------------|--------------------------------------------------|--------------------------|-------------------|------|----|------|--------|
| 16/10/2019 | Ground Maintenance - Sept 19 + extra's requested | B.Rose Property Services | 540.00            | Paid | DE | 6196 | 000002 |
| 30/10/2019 | Ground maintenance - October 2019                | B.Rose Property Services | 160.00            | Paid | DE | 6343 | 000003 |
| 05/12/2019 | Ground Maintenance - 20/10/19                    | B.Rose Property Services | 160.00            | Paid | DE | 6543 | 000006 |
| 24/01/2020 | Ground maintenance - 2/1/20                      | B.Rose Property Services | 160.00            | Paid | DE | 6640 | 000009 |
| 13/05/2020 | Ground maintenance - 12/5/2020                   | B.Rose Property Services | 480.00            | Paid | DE | 7048 | 000017 |
|            |                                                  |                          | <u>\$1,500.00</u> |      |    |      |        |

#### Utility--Electricity 190200

|            |                                          |                          |        |      |      |                    |  |
|------------|------------------------------------------|--------------------------|--------|------|------|--------------------|--|
| 27/11/2019 | Electricity Charges - 12/7/19 - 14/10/19 | Integral Energy - Origin | 127.34 | Paid | BPAY | 20001031559 1<br>2 |  |
| 30/01/2020 | Electricity Charges - 15/10/19 - 9/1/20  | Integral Energy - Origin | 112.18 | Paid | BPAY | 20001031559 2<br>2 |  |
| 15/04/2020 | Electricity Charges - 10/1/20 - 7/4/2020 | Integral Energy - Origin | 103.77 | Paid | BPAY | 20001031559 3<br>2 |  |

| The Owners Strata Plan No. 79885 |         |       | 41 Doonside Crescent, BLACKTOWN NSW 2148 |        |      |         |             |
|----------------------------------|---------|-------|------------------------------------------|--------|------|---------|-------------|
| Date                             | Details | Payee | Amount                                   | Status | Type | Ref.No. | Payment No. |
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Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

## Insurance as at 31/05/2020

Strata Plan 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                      |            |                                                                                               |            |                                                       |
|--------------------------------------|------------|-----------------------------------------------------------------------------------------------|------------|-------------------------------------------------------|
| Policy No.                           | P-010200   | Axis Underwriting Services Pty Ltd                                                            |            |                                                       |
| Type:                                | Strata     | Broker: Bryan McNabney Insurance Agencies & Financial Serv<br>PO Box 272, LEICHHARDT NSW 2040 |            |                                                       |
| Premium:                             | \$4,542.93 | Paid on:                                                                                      | 07/11/2020 | Policy start date: 07/11/2020    Next due: 07/11/2021 |
| Cover                                |            | Sum insured                                                                                   | Excess     |                                                       |
| Building                             |            | \$3,988,984.00                                                                                | \$0.00     |                                                       |
| Common Area Contents                 |            | \$39,890.00                                                                                   | \$0.00     |                                                       |
| Loss of Rent/Temporary Accommodation |            | \$598,348.00                                                                                  | \$0.00     |                                                       |
| Floating Floors                      |            | Not Insured                                                                                   | \$0.00     |                                                       |
| Loss of Rent/Temporary Accommodation |            | Not Insured                                                                                   | \$0.00     |                                                       |
| Catastrophe                          |            | 0% Not Insured                                                                                | \$0.00     |                                                       |
| Public Liability                     |            | \$20,000,000.00                                                                               | \$0.00     |                                                       |
| Voluntary Workers                    |            | \$2,000/\$200,000                                                                             | \$0.00     |                                                       |
| Fidelity Guarantee                   |            | \$100,000.00                                                                                  | \$0.00     |                                                       |
| Office Bearers Liability             |            | \$250,000.00                                                                                  | \$0.00     |                                                       |
| Govt. Audit Costs                    |            | \$2,500.00                                                                                    | \$0.00     |                                                       |
| Appeal Expenses                      |            | \$100,000.00                                                                                  | \$0.00     |                                                       |
| Legal Defence Expenses               |            | \$50,000.00                                                                                   | \$0.00     |                                                       |

# INTERIM REPORTS

for the financial year to 31/03/2021

Strata Plan 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

Manager: Dan Aukusitino

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# Statement of Financial Position

## As at 16/03/2021

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                          | Current period     | Previous quarter   |
|------------------------------------------|--------------------|--------------------|
| <b>Owners' funds</b>                     |                    |                    |
| Administrative Fund                      |                    |                    |
| Operating Surplus/Deficit--Admin         | (4,548.30)         | (5,370.59)         |
| Owners Equity--Admin                     | 9,889.89           | 9,889.89           |
|                                          | <u>5,341.59</u>    | <u>4,519.30</u>    |
| Capital Works Fund                       |                    |                    |
| Operating Surplus/Deficit--Capital Works | 8,617.67           | 6,479.01           |
| Owners Equity--Capital Works             | 21,537.51          | 21,537.51          |
|                                          | <u>30,155.18</u>   | <u>28,016.52</u>   |
| Net owners' funds                        | <u>\$35,496.77</u> | <u>\$32,535.82</u> |
| <b>Represented by:</b>                   |                    |                    |
| <b>Assets</b>                            |                    |                    |
| Administrative Fund                      |                    |                    |
| Cash at Bank--Admin                      | 5,180.13           | 4,317.48           |
| Receivable--Levies--Admin                | 1,304.55           | 1,344.91           |
|                                          | <u>6,484.68</u>    | <u>5,662.39</u>    |
| Capital Works Fund                       |                    |                    |
| Cash at Bank--Capital Works              | 33,316.93          | 31,143.95          |
| Receivable--Levies--Capital Works        | 1,108.88           | 1,143.20           |
|                                          | <u>34,425.81</u>   | <u>32,287.15</u>   |
| Unallocated Money                        |                    |                    |
| Cash at Bank--Unallocated                | 3.73               | 0.00               |
|                                          | <u>3.73</u>        | <u>0.00</u>        |
| Total assets                             | <u>40,914.22</u>   | <u>37,949.54</u>   |
| <b>Less liabilities</b>                  |                    |                    |
| Administrative Fund                      |                    |                    |
|                                          | <u>0.00</u>        | <u>0.00</u>        |
| Capital Works Fund                       |                    |                    |
|                                          | <u>0.00</u>        | <u>0.00</u>        |
| Unallocated Money                        |                    |                    |
| Prepaid Levies--Unallocated              | 3.73               | 0.00               |
|                                          | <u>3.73</u>        | <u>0.00</u>        |
| Total liabilities                        | <u>3.73</u>        | <u>0.00</u>        |
| Net assets                               | <u>\$40,910.49</u> | <u>\$37,949.54</u> |

\* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.

## Abridged Financial Position

### As at 16/03/2021

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                          | Current period            | Previous year             |
|------------------------------------------|---------------------------|---------------------------|
| <b>Owners' funds</b>                     |                           |                           |
| Operating Surplus/Deficit--Admin         | (4,548.30)                | (3,580.48)                |
| Owners Equity--Admin                     | 9,889.89                  | 9,889.89                  |
|                                          | <u>5,341.59</u>           | <u>6,309.41</u>           |
| Operating Surplus/Deficit--Capital Works | 8,617.67                  | 4,266.67                  |
| Owners Equity--Capital Works             | 21,537.51                 | 21,537.51                 |
|                                          | <u>30,155.18</u>          | <u>25,804.18</u>          |
| <b>Net owners' funds</b>                 | <u><u>\$35,496.77</u></u> | <u><u>\$32,113.59</u></u> |
| <b>Represented by:</b>                   |                           |                           |
| <b>Assets</b>                            |                           |                           |
| Cash at Bank                             | 38,500.79                 | 28,477.77                 |
| Receivable--Levies                       | 2,413.43                  | 3,578.94                  |
| Receivable--Owners                       | 0.00                      | 56.88                     |
| <b>Total assets</b>                      | <u>40,914.22</u>          | <u>32,113.59</u>          |
| <b>Less liabilities</b>                  |                           |                           |
| Prepaid Levies--Unallocated              | 3.73                      | 0.00                      |
| <b>Total liabilities</b>                 | <u>3.73</u>               | <u>0.00</u>               |
| <b>Net assets</b>                        | <u><u>\$40,910.49</u></u> | <u><u>\$32,113.59</u></u> |

\* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.

Statement of Financial Performance  
 for the financial year-to-date  
 01/06/2020 to 16/03/2021

The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                    | Administrative Fund                     |                                        |
|------------------------------------|-----------------------------------------|----------------------------------------|
|                                    | Current period<br>01/06/2020-16/03/2021 | Previous year<br>01/06/2019-31/03/2020 |
| Revenue                            |                                         |                                        |
| Interest on Arrears--Admin         | 118.72                                  | 17.19                                  |
| Levies Due--Admin                  | 10,002.20                               | 5,001.10                               |
| Total revenue                      | 10,120.92                               | 5,018.29                               |
| Less expenses                      |                                         |                                        |
| Admin--Auditors--Taxation Services | 275.00                                  | 0.00                                   |
| Admin--Management Fees--Standard   | 3,791.60                                | 3,033.28                               |
| Insurance--Premiums                | 4,542.93                                | 4,210.27                               |
| Maint Bldg--Consultant--Other      | 96.80                                   | 95.70                                  |
| Maint Bldg--Insurance Repairs      | 1,791.00                                | 0.00                                   |
| Maint Bldg--Roof                   | 1,661.00                                | 0.00                                   |
| Maint Bldg--Shower Screens & Trays | 785.00                                  | 0.00                                   |
| Maint Grounds--Lawns & Gardening   | 1,370.00                                | 1,020.00                               |
| Utility--Electricity               | 355.89                                  | 239.52                                 |
| Total expenses                     | 14,669.22                               | 8,598.77                               |
| Surplus/Deficit                    | (4,548.30)                              | (3,580.48)                             |
| Opening balance                    | 11,032.98                               | 9,889.89                               |
| Closing balance                    | \$6,484.68                              | \$6,309.41                             |

## Capital Works Fund

|                                    | Current period<br>01/06/2020-16/03/2021 | Previous year<br>01/06/2019-31/03/2020 |
|------------------------------------|-----------------------------------------|----------------------------------------|
| Revenue                            |                                         |                                        |
| Interest on Arrears--Capital Works | 115.67                                  | 15.67                                  |
| Levies Due--Capital Works          | 8,502.00                                | 4,251.00                               |
| Total revenue                      | <u>8,617.67</u>                         | <u>4,266.67</u>                        |
| Less expenses                      |                                         |                                        |
| Total expenses                     | <u>0.00</u>                             | <u>0.00</u>                            |
| Surplus/Deficit                    | <u>8,617.67</u>                         | <u>4,266.67</u>                        |
| Opening balance                    | 25,808.14                               | 21,537.51                              |
| Closing balance                    | <u><u>\$34,425.81</u></u>               | <u><u>\$25,804.18</u></u>              |

## Aged Arrears List

### The Owners Strata Plan No. 79885

| Lot | Unit | Name                           | Balance  | Prepaid | Interest | Current  | 30+ days | 60+ days | 90+ days | 120+ days | Last debt recovery |
|-----|------|--------------------------------|----------|---------|----------|----------|----------|----------|----------|-----------|--------------------|
| 1   | 1    | Mu Teo                         | 433.42   | 0.00    | 1.20     | 355.85   | 0.00     | 0.00     | 76.37    | 0.00      |                    |
| 5   | 5    | Dennis Bryan Tan               | 553.06   | 0.00    | 0.21     | 355.85   | 0.00     | 0.00     | 197.00   | 0.00      |                    |
| 7   | 7    | Allen Alag                     | 0.02     | 0.00    | 0.00     | 0.02     | 0.00     | 0.00     | 0.00     | 0.00      |                    |
| 8   | 8    | Navneet Singh & Mandeep Kaur   | 360.33   | 0.00    | 0.03     | 355.85   | 0.00     | 0.00     | 4.45     | 0.00      |                    |
| 9   | 9    | Siddarth Mepani & Rachana Mota | 719.42   | 0.00    | 7.23     | 355.85   | 0.00     | 0.00     | 355.85   | 0.49      | 12/03/2021         |
| 12  | 12   | Tatiana M Ivanova              | 355.85   | 0.00    | 0.00     | 355.85   | 0.00     | 0.00     | 0.00     | 0.00      |                    |
|     |      |                                | 2,422.10 | 0.00    | 8.67     | 1,779.27 | 0.00     | 0.00     | 633.67   | 0.49      |                    |

## Detailed Expenses for the financial year from 01/06/2020 to 16/03/2021

| The Owners Strata Plan No. 79885 |         |       |        | 41 Doonside Crescent, BLACKTOWN NSW 2148 |      |         |             |
|----------------------------------|---------|-------|--------|------------------------------------------|------|---------|-------------|
| Date                             | Details | Payee | Amount | Status                                   | Type | Ref.No. | Payment No. |

### Administrative Fund

#### Admin--Auditors--Taxation Services 150900

|            |                   |                           |                 |      |    |          |        |
|------------|-------------------|---------------------------|-----------------|------|----|----------|--------|
| 28/01/2021 | Tax return - 2019 | CPL Taxation & Accounting | 275.00          | Paid | DE | inv-1640 | 000041 |
|            |                   |                           | <u>\$275.00</u> |      |    |          |        |

#### Admin--Management Fees--Standard 154000

|            |                                          |                             |                   |      |    |  |        |
|------------|------------------------------------------|-----------------------------|-------------------|------|----|--|--------|
| 04/06/2020 | Standard Management Fee - June 2020      | Certified Strata Management | 379.16            | Paid | DE |  | 000019 |
| 01/07/2020 | Standard Management Fee - July 2020      | Certified Strata Management | 379.16            | Paid | DE |  | 000022 |
| 04/08/2020 | Standard Management Fee - August 2020    | Certified Strata Management | 379.16            | Paid | DE |  | 000024 |
| 03/09/2020 | Standard Management Fee - September 2020 | Certified Strata Management | 379.16            | Paid | DE |  | 000028 |
| 01/10/2020 | Standard Management Fee - October 2020   | Certified Strata Management | 379.16            | Paid | DE |  | 000031 |
| 06/11/2020 | Standard Management Fee - November 2020  | Certified Strata Management | 379.16            | Paid | DE |  | 000034 |
| 03/12/2020 | Standard Management Fee - December 2020  | Certified Strata Management | 379.16            | Paid | DE |  | 000036 |
| 30/12/2020 | Standard Management Fee - January 2021   | Certified Strata Management | 379.16            | Paid | DE |  | 000039 |
| 04/02/2021 | Standard Management Fee - February 2021  | Certified Strata Management | 379.16            | Paid | DE |  | 000042 |
| 01/03/2021 | Standard Management Fee - March 2021     | Certified Strata Management | 379.16            | Paid | DE |  | 000044 |
|            |                                          |                             | <u>\$3,791.60</u> |      |    |  |        |

#### Insurance--Premiums 159100

|            |                                             |                          |                   |      |    |      |        |
|------------|---------------------------------------------|--------------------------|-------------------|------|----|------|--------|
| 17/12/2020 | Insurance installment - 07/11/20 - 07/11/21 | Bryan McNabney Insurance | 4,542.93          | Paid | DE | 3686 | 000037 |
|            |                                             |                          | <u>\$4,542.93</u> |      |    |      |        |

#### Maint Bldg--Consultant--Other 164205

|            |                                        |                |                |      |    |       |        |
|------------|----------------------------------------|----------------|----------------|------|----|-------|--------|
| 28/01/2021 | Trades Monitoring - 1/12/20 - 30/11/21 | Trades Monitor | 96.80          | Paid | DE | 93250 | 000040 |
|            |                                        |                | <u>\$96.80</u> |      |    |       |        |

#### Maint Bldg--Insurance Repairs 169400

|            |                                             |                        |                   |      |    |      |        |
|------------|---------------------------------------------|------------------------|-------------------|------|----|------|--------|
| 08/10/2020 | Unit 1 internal ceiling repairs - 29/8/2020 | Household & Industrial | 1,791.00          | Paid | DE | 1413 | 000032 |
|            |                                             |                        | <u>\$1,791.00</u> |      |    |      |        |

#### Maint Bldg--Roof 172800

|            |                                             |                          |                   |      |    |         |        |
|------------|---------------------------------------------|--------------------------|-------------------|------|----|---------|--------|
| 17/06/2020 | Urgent repairs U1 & 5 - roof leaks 13/2/20  | AGC Roof Maintenance Pty | 616.00            | Paid | DE | 73103EJ | 000020 |
| 27/08/2020 | Unit 3 ceiling leak - 20/7/2020             | Ozroof Repairs and       | 275.00            | Paid | DE | 5159    | 000026 |
| 02/09/2020 | U9 Ceiling leak - 28/8/20                   | Ozroof Repairs and       | 275.00            | Paid | DE | 5330    | 000027 |
| 09/09/2020 | U11 cracked tiles on gutter/roof inspection | Ozroof Repairs and       | 495.00            | Paid | DE | 3934    | 000029 |
|            |                                             |                          | <u>\$1,661.00</u> |      |    |         |        |

#### Maint Bldg--Shower Screens & Trays 173600

|            |                                |                          |                 |      |    |        |        |
|------------|--------------------------------|--------------------------|-----------------|------|----|--------|--------|
| 17/12/2020 | Seal main shower U3 - 10/12/20 | The Shower Repair Centre | 785.00          | Paid | DE | 147736 | 000038 |
|            |                                |                          | <u>\$785.00</u> |      |    |        |        |

#### Maint Grounds--Lawns & Gardening 178400

|            |                              |                          |        |      |    |      |        |
|------------|------------------------------|--------------------------|--------|------|----|------|--------|
| 30/06/2020 | Ground maintenance - 17/6/20 | B.Rose Property Services | 150.00 | Paid | DE | 7196 | 000021 |
| 14/07/2020 | Ground maintenance - 22/6/20 | B.Rose Property Services | 170.00 | Paid | DE | 7165 | 000023 |

# The Owners Strata Plan No. 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

| Date                        | Details                                         | Payee                    | Amount      | Status | Type | Ref.No.         | Payment No. |
|-----------------------------|-------------------------------------------------|--------------------------|-------------|--------|------|-----------------|-------------|
| 27/08/2020                  | Ground maintenance - 19/8/20                    | B.Rose Property Services | 150.00      | Paid   | DE   | 7391            | 000025      |
| 16/09/2020                  | Ground maintenance - 19/8/20                    | B.Rose Property Services | 150.00      | Paid   | DE   | 7467            | 000030      |
| 28/10/2020                  | Ground maintenance - 15/10/2020                 | B.Rose Property Services | 150.00      | Paid   | DE   | 7574            | 000033      |
| 18/11/2020                  | Ground maintenance - 12/22/20                   | B.Rose Property Services | 150.00      | Paid   | DE   | 7681            | 000035      |
| 24/02/2021                  | Ground maintenance - 8/12/20, 23/1/21 & 22/2/21 | B.Rose Property Services | 450.00      | Paid   | DE   | 7994            | 000043      |
|                             |                                                 |                          | \$1,370.00  |        |      |                 |             |
| Utility--Electricity 190200 |                                                 |                          |             |        |      |                 |             |
| 15/07/2020                  | Electricity Charges - 8/4/20 to 10/7/20         | Integral Energy - Origin | 124.07      | Paid   | BPAY | 20001031559 4 2 |             |
| 22/10/2020                  | Electricity Charges - 11/7/20 to 13/10/2020     | Integral Energy - Origin | 118.19      | Paid   | BPAY | 20001031559 5 2 |             |
| 22/01/2021                  | Electricity Charges - 10/10 - 11/01/21          | Integral Energy - Origin | 113.63      | Paid   | BPAY | 20001031559 6 2 |             |
|                             |                                                 |                          | \$355.89    |        |      |                 |             |
| Total expenses              |                                                 |                          | \$14,669.22 |        |      |                 |             |

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

## Insurance as at 16/03/2021

Strata Plan 79885

41 Doonside Crescent, BLACKTOWN NSW 2148

|                                      |            |                                                                                               |            |                                                       |
|--------------------------------------|------------|-----------------------------------------------------------------------------------------------|------------|-------------------------------------------------------|
| Policy No.                           | P-010200   | Axis Underwriting Services Pty Ltd                                                            |            |                                                       |
| Type:                                | Strata     | Broker: Bryan McNabney Insurance Agencies & Financial Serv<br>PO Box 272, LEICHHARDT NSW 2040 |            |                                                       |
| Premium:                             | \$4,542.93 | Paid on:                                                                                      | 07/11/2020 | Policy start date: 07/11/2020    Next due: 07/11/2021 |
| Cover                                |            | Sum insured                                                                                   | Excess     |                                                       |
| Building                             |            | \$3,988,984.00                                                                                | \$0.00     |                                                       |
| Common Area Contents                 |            | \$39,890.00                                                                                   | \$0.00     |                                                       |
| Loss of Rent/Temporary Accommodation |            | \$598,348.00                                                                                  | \$0.00     |                                                       |
| Floating Floors                      |            | Not Insured                                                                                   | \$0.00     |                                                       |
| Loss of Rent/Temporary Accommodation |            | Not Insured                                                                                   | \$0.00     |                                                       |
| Catastrophe                          |            | 0% Not Insured                                                                                | \$0.00     |                                                       |
| Public Liability                     |            | \$20,000,000.00                                                                               | \$0.00     |                                                       |
| Voluntary Workers                    |            | \$2,000/\$200,000                                                                             | \$0.00     |                                                       |
| Fidelity Guarantee                   |            | \$100,000.00                                                                                  | \$0.00     |                                                       |
| Office Bearers Liability             |            | \$250,000.00                                                                                  | \$0.00     |                                                       |
| Govt. Audit Costs                    |            | \$2,500.00                                                                                    | \$0.00     |                                                       |
| Appeal Expenses                      |            | \$100,000.00                                                                                  | \$0.00     |                                                       |
| Legal Defence Expenses               |            | \$50,000.00                                                                                   | \$0.00     |                                                       |