

O'NEILL STRATA MANAGEMENT PTY LTD

POSTAL ADDRESS: P O BOX 887 BONDJUNCTION NSW 1355

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PROPOSED BUDGET FOR 2017/2018 - STRATA PLAN 13385

	BUDGET 2016/2017 \$	ACTUAL EXPEND 2016/2017 \$	PROPOSED BUDGET 2017/2018 \$
ADMINISTRATIVE FUND			
Administration Fee	1,300	1,258.08	1,300
Airconditioning Maintenance	1,200	1,246.22	1,200
Archive Storage Fee	120	120.00	120
Audit Fee	840	844.00	865
Bank Charges	100	615.00	100
BAS Lodgement	400	400.00	400
Cleaning	15,400	15,664.55	15,400
Cleaning - Other	700	-	700
Compactor Maintenance	1,500	1,599.00	1,500
Consultancy Fees	2,500	-	2,500
Electricity	8,000	7,137.70	8,000
Fire Protection Services	2,750	1,720.00	2,750
Gratuities	600	243.11	600
Insurance Premium	26,400	26,370.56	26,400
Insurance Claims Excess	2,000	500.00	2,000
Insurance Claims Paid	-	520.00	-
Lawn and Gardens	9,000	8,212.00	9,000
Lawn and Garden Supplies	500	-	500
Legal Fees	-	3,419.90	-
Lift Maintenance	6,000	6,272.66	6,400
Lift Telephone	500	567.01	500
Lift Registration	65	68.50	65
Loan Account Interest	-	6,138.19	-
Management Fees	7,400	7,598.96	7,700
Management Fees - Extra Charges	1,600	1,860.00	1,600
NCAT Application Fee	-	167.00	-
Pest Control	500	156.23	500
Postage and Stationery	300	1,047.36	300
Repairs and Maintenance	12,055	10,395.36	11,330
Special Levy Expenses	-	375,815.90	-
Statutory Fees	-	251.00	-
Sundry Expenses	-	670.00	-
Tradesman Monitoring Services	70	71.00	70
Valuation	200	-	200
Water Rates	18,000	14,892.72	18,000
Total Administrative Fund	120,000	495,842.01	120,000

	TOTAL COST \$	ACTUAL EXPEND \$	PROPOSED BUDGET \$
CAPITAL WORKS FUND			
Airconditioning/Exhaust Fans		1,746.90	500
Balustrade Replacement		1,950.00	1,500
Carpet Replacement			2,000
Ceiling Replacement		1,900.00	
Compactor			1,000
Consultants Fees		76,154.50	10,000
Doors and Hinges			1,000
Electrical Replacement		3,057.91	1,000
Fence and Gate Replacement			500
Fire Protection Equipment			3,000

CAPITAL WORKS FUND	TOTAL COST \$	ACTUAL EXPEND \$	PROPOSED BUDGET \$
Floor Replacement		867.64	
Garage Doors and Fittings			1,000
Hot Water Service Replacement			2,000
Income Tax Expense		95.00	
Intercom Replacement			500
Landscaping		464.00	
Lift Refurbishment		540.00	3,000
Paint and Surface Finishes			24,500
Plumbing Replacement		3,790.90	
Pumps and Filters		1,045.45	
Roof and Guttering	25,000	981.82	7,000
Structural Rectification		60,191.41	
Tax Preparation and Lodgement		150.00	100
Waterproofing			1,400
Window Refurbishment			2,000
Total Capital Works Fund		152,935.53	62,000

The Capital Works Fund Plan is dated 20th June 2005 and is required to be renewed.

CONTRIBUTION SUMMARY	CURRENT \$ PA	PROPOSED \$ PA
Administrative Fund	120,000	120,000
Capital Works Fund	62,000	62,000
	182,000	182,000

Levies Due: 1/2/2018, 1/5/2018, 1/8/2018, 1/11/2018
Resolution Effective From: 1/2/2018

NB: All proposed amounts and the estimated life of capital works fund items are estimates only. More accurate figures for the capital works fund and the owners corporation's obligations under Section 79(2) of The Strata Schemes Management Act 2015 can only be determined by a thorough building and capital works fund assessment done by professionals in that field.

STRATA PLAN No
ADDRESS

13385
37 PAUL STREET, BONDI JUNCTION NSW 2022

Administrative Fund Levy : 120,000
Capital Works Fund Levy: 62,000
Aggregate Entitlement: 1,000
Levy Frequency Quarterly
Last Quarterly Levy 1st Nov 2017

CURRENT			PROPOSED			PROPOSED INCREASE	OWNER NAME
LOT	UNIT	U/E	ADMIN FUND	CAP WORKS	TOTAL		
1	1	24	720.00	372.00	1,092.00	-	Mr T C Fenemore
2	2	24	720.00	372.00	1,092.00	-	Ms M N Leo
3	3	25	750.00	387.50	1,137.50	-	Mrs M Giuffre
4	4	24	720.00	372.00	1,092.00	-	Mr M J Morris
5	5	25	750.00	387.50	1,137.50	-	Ms P Pulmano
6	6	23	690.00	356.50	1,046.50	-	Ms J Joseph
7	7	24	720.00	372.00	1,092.00	-	Mr P Gottlieb
8	8	25	750.00	387.50	1,137.50	-	Mr S L Martin
9	9	25	750.00	387.50	1,137.50	-	Mr A Boland
10	10	24	720.00	372.00	1,092.00	-	Ms E Gildina
11	11	23	690.00	356.50	1,046.50	-	Mrs E Merer
12	12	25	750.00	387.50	1,137.50	-	Mr D P Reid & Ms S Shternfeld
13	13	26	780.00	403.00	1,183.00	-	Mr & Mrs J Perry
14	14	25	750.00	387.50	1,137.50	-	Mrs H Horvath
15	15	24	720.00	372.00	1,092.00	-	Ms P Runge
16	16	24	720.00	372.00	1,092.00	-	Messrs S & S Sher
17	17	25	750.00	387.50	1,137.50	-	Mr P & Mrs T Ercegovac
18	18	27	810.00	418.50	1,228.50	-	Mrs L Morogova
19	19	26	780.00	403.00	1,183.00	-	Ms M Johnson
20	20	24	720.00	372.00	1,092.00	-	Segensworth Pty Ltd
21	21	24	720.00	372.00	1,092.00	-	Mr D M Scoppa
22	22	26	780.00	403.00	1,183.00	-	Ms P L Lamb
23	23	27	810.00	418.50	1,228.50	-	Mr M Chotiner

			CURRENT		PROPOSED		PROPOSED INCREASE	OWNER NAME		
LOT	UNIT	U/E	ADMIN FUND	CAP WORKS	TOTAL	ADMIN FUND			CAP WORKS	TOTAL
24	24	27	810.00	418.50	1,228.50	810.00	418.50	1,228.50	-	Mr G Symonds
25	25	25	750.00	387.50	1,137.50	750.00	387.50	1,137.50	-	Cadgwith Pty Ltd
26	26	30	900.00	465.00	1,365.00	900.00	465.00	1,365.00	-	Mr D Puterman
27	27	32	960.00	496.00	1,456.00	960.00	496.00	1,456.00	-	Mrs H Johnson
28	28	33	990.00	511.50	1,501.50	990.00	511.50	1,501.50	-	Ms E Ziegler
29	29	30	900.00	465.00	1,365.00	900.00	465.00	1,365.00	-	Ms P A Green
30	30	30	900.00	465.00	1,365.00	900.00	465.00	1,365.00	-	Mr A J Frack
31	31	32	960.00	496.00	1,456.00	960.00	496.00	1,456.00	-	Mr R M O’Gorman-Hughes
32	32	33	990.00	511.50	1,501.50	990.00	511.50	1,501.50	-	Mr V Lasky
33	33	31	930.00	480.50	1,410.50	930.00	480.50	1,410.50	-	Mr A Rosenberg
34	34	30	900.00	465.00	1,365.00	900.00	465.00	1,365.00	-	Mr R Fest & Ms J A Lewin
35	35	33	990.00	511.50	1,501.50	990.00	511.50	1,501.50	-	Mrs J Alexander
36	36	34	1,020.00	527.00	1,547.00	1,020.00	527.00	1,547.00	-	Mrs R Kresner
37	37	31	930.00	480.50	1,410.50	930.00	480.50	1,410.50	-	Dr S W McCarthy
Quarterly			1000		30,000.00	15,500.00	45,500.00			
Annual			1000		120,000.00	62,000.00	182,000.00			
Scheduled					120,000.00	62,000.00	182,000.00			