

PETER BONE
C/- RAINE & HORNE STRATA

REPORT UNDER REGULATION 39

PROPERTY, STOCK AND BUSINESS AGENTS
REGULATION 2003

01/09/2012 TO 28/02/2013
PREPARED FOR THE OWNERS OF

Strata Plan 52948
1-15 FONTENOY ROAD
MACQUARIE PARK NSW 2113

BALANCE SHEET
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 28th FEBRUARY 2013

28/02/2013

OWNERS' FUNDS

Administrative Fund	144,594.91
Sinking Fund	884,964.99
	<u>1,029,559.90</u>

Represented By:

ASSETS

Cash at Bank	276,835.30
Investment WPC 4.23%250713-103	113,292.90
Investment MBL 4.40%250313 128	90,000.00
Investment NAB 4.65%050613-129	101,876.61
Investment WPC 4.44%050413-130	227,673.84
Investment NAB 4.65%050613-131	103,287.53
Investment NAB 4.45%250713-133	108,515.27
Gst Receivable	8,246.42
Levies in Arrears - Note 3	27,083.69
	<u>1,056,811.56</u>

LESS LIABILITIES

Levies in Advance - Note 3	3,422.03
Gst Payable	23,829.63
	<u>27,251.66</u>

NET ASSETS

1,029,559.90

INCOME AND EXPENDITURE STATEMENT
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

FROM 1st SEPTEMBER 2012 TO 28th FEBRUARY 2013

28/02/2013

ADMINISTRATIVE FUND

INCOME

Levies Raised	495,050.00
Interest Charged on Arrears	402.85
Insurance Claims Received	1,316.19
Key Deposits	1,896.00
Recoveries	200.00
Statutory Certificates	208.00
Inspection Money Received	374.80
Sundry Income	464.58
	<u>499,912.42</u>

LESS: EXPENDITURE:

Audit Fees	480.00
Bank Charges	151.83
Cleaning Products	11,042.01
Maintenance - Garden Items	486.60
Maintenance - Carpet Cleaning	80.00
Electricity	42,759.58
Maintenance - Fire Services	5,755.90
Gardening and Lawns	23,878.26
Gas and Oil	10,742.56
Insurance Premiums	77,345.85
Key Deposits Refund	200.00
Legal & Debt Recovery Fees	200.00
Maintenance - Lift Service	11,614.55
Management Fees	16,749.48
Disbursements	3,350.92
Security	13,991.76
Telephone	1,435.94
Caretaker Fees	75,225.27
Water Usage	35,926.97
Maintenance - Pool	4,921.93
Pool Chemical and Supplies	248.00
Tax/BAS Generation Fees	272.72
Statutory Certificates	312.00
Inspections	114.80
Sanitary Services	661.33
Repairs & Maintenance (Note 6)	33,062.08
Miscellaneous (Note 7)	679.40
	<u>371,689.74</u>
Surplus/-Deficit For Period	128,222.68
Balance at beginning of period	16,372.23
	<u><u>144,594.91</u></u>

BALANCE AT END OF PERIOD

INCOME AND EXPENDITURE STATEMENT
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

FROM 1st SEPTEMBER 2012 TO 28th FEBRUARY 2013

28/02/2013

SINKING FUND

INCOME

Levies Raised	91,000.00
Interest Charged on Arrears	94.87
Interest Received From Banks	3,026.46
Interest on Investments	17,924.69
	<u>112,046.02</u>

LESS: EXPENDITURE:

Consultants Fees	11,040.00
Fire Equipment	7,130.00
Gardening/Trees/Landscaping	2,700.00
Income Tax Expense	158.10
PAYG Tax Instalments	6,353.00
	<u>27,381.10</u>
Surplus/-Deficit For Period	84,664.92
Balance at beginning of period	800,300.07
	<u><u>884,964.99</u></u>

BALANCE AT END OF PERIOD

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 28th FEBRUARY 2013

28/02/2013

Note 1 Basis of Accounting

This financial report is a special purpose report prepared for the Owners of the Plan to enable compliance with the requirements of Section 106(1) of the strata Schemes Management Act 1996 as amended. As it is unlikely that users of this financial report exist who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs, the plan is not a reporting entity. Therefore, except where otherwise stated, no Accounting Standards or other authoritative pronouncements of the Australian Accounting Standards Board have been applied. The accounts have been prepared in accordance with conventional historical costs principles, together with the basic concepts of a going concern. The accounts have not been adjusted for changes in the general purchasing power of the dollar and for changes in the price of specific assets. As the accounts have been prepared for the specific purpose as set out above, they report on historical facts and do not contain an assessment of operational issues such as adequacy of the sinking fund.

Note 2 Accounting for Income & Expenses

The accrual basis of accounting is applied to all levies due and payable as well as insurance claims. Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense paid, except where otherwise stated (See Note 9).

Note 3 Levies in Arrears / Advance

The item(s) shown as levies in Arrears / Advance in the Balance Sheet represents the position of all levies in arrears or advance at the balance date plus any other charges incurred during this period. Individual balances are as per Debtors Financial Status Report. This report may include levies raised late this period & not yet due.

Note 4 Insurance Premiums

No commission is received by Raine and Horne Strata Management Pty Ltd as at balance date.

Note 5 Income Tax

Assessable income such as interest, dividends and other income derived by the Plan from the investment of funds or derived from other personal property as defined in Taxation Ruling IT 2505, is taxable at the current rate of 30%. Assessable income received by the plan in respect of common property is taxable in the hands of individual owners as determined by Taxation Ruling IT 2505.

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 28th FEBRUARY 2013

28/02/2013

Note 6 Repairs & Maintenance

Maintenance Globes & Tubes	317.30
Driveway, Paths & Letterboxes	1,365.00
Maintenance - Glass	4,042.63
Maintenance - Electrical	2,107.16
Maintenance - Garage Doors	1,969.34
Maintenance - General	8,762.36
Intercom Repairs	439.21
Locks and Keys	700.25
Maintenance - Painting	187.33
Maintenance - Plumbing	9,584.00
Cleaning Gutters	240.00
Sewer and Drain Services	140.00
Ventilation and Fans Repairs	507.50
Walls and Ceilings	870.00
Water Penetration Repairs	390.00
Heating and Hot Water Services	1,440.00
	<u>33,062.08</u>

Note 7 Miscellaneous Expenses

Maintenance - Pest Control	179.40
Sundry Expenses	500.00
	<u>679.40</u>



Paul Banoob - Corporate Licensee

**DEBTOR FINANCIAL STATUS REPORT
FOR 1-15 FONTENOY ROAD
STRATA PLAN 52948**

RECEIPTS TO 02/2013

**Manager: PETER BONE
Last Receipt: 28/02/2013**

OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
DAVID, JEANETTE & ADAM LEO	1	1		0.00	0.00
R T & N R GONSALVES	2	2		0.00	0.00
Y & L ZELUNZUK	3	3		0.00	0.00
DONALD MURDEN	4	4		0.00	0.00
MS K KLEIN	5	5		0.00	0.00
DAVID, JEANETTE & ADAM LEO	6	6		0.00	0.00
LIN LI & LIN MEI	7	7		0.00	0.00
C F S LAM	8	8		0.00	0.00
R G & C J MASMAN	9	9		0.00	0.00
MRS E SAULITS	10	10	Quarterly Admin Fund Levy	931.70	
			Quarterly Sinking Fund Levy	220.22	1,151.92
C L MORT	11	11		0.00	0.00
MR I DEWAR	12	12	Advance Payments-Levies	0.02CR	0.02CR
MATTHEW & CHRISTOPHER TOYNTON	13	13	Advance Payments-Levies	1.22CR	1.22CR
VERNAN NABB	14	14		0.00	0.00
MS M BASKIN	15	15		0.00	0.00
RICHARD DI LIU	16	16		0.00	0.00
R LAM	17	17		0.00	0.00
C H & F O KWOH	18	18		0.00	0.00
M SHAMSEDDIN	19	19		0.00	0.00
Y M HE & A H ZHANG	20	20		0.00	0.00
THOMAS KAROLEWSKI	21	21		0.00	0.00
MS A CHAN	22	22		0.00	0.00
M & J THOMAS	23	23		0.00	0.00
MR TAK TSE	24	24		0.00	0.00
N BULLA	25	25		0.00	0.00
G & E BEGG HOLDINGS P/L	26	26		0.00	0.00
A K PANDA & S TRIPATHY	27	27		0.00	0.00
WILLIAM A KELLY & CO PTY LTD	28	28		0.00	0.00
ST B & P NEURAL INVESTMENTS PL	29	29		0.00	0.00
R & M & G KAHRAMANIAN	30	30		0.00	0.00
S B K ANG, A C WANG	31	31		0.00	0.00
H MULLER	32	32		0.00	0.00
Q H L & J I M WANG	33	33		0.00	0.00
Q-H L & J C-H WANG	34	34		0.00	0.00
P NG	35	35		0.00	0.00
J WIJAYA & D HOALIM	36	36		0.00	0.00
N & D SELVARAJAH	37	37		0.00	0.00
A SAHAKIAN	38	38		0.00	0.00
S BRUCE	39	39		0.00	0.00
C LOW	40	40		0.00	0.00
ANDREW GAR FAI LAM	41	41		0.00	0.00
MRS T PINCUS	42	42	Quarterly Admin Fund Levy	1,058.75	
			Quarterly Sinking Fund Levy	250.25	1,309.00
H LATNER & J J GRIFFITHS	43	43	Quarterly Admin Fund Levy	1,143.45	
			Quarterly Sinking Fund Levy	270.27	1,413.72
L & M SHOHELIAN	44	44		0.00	0.00
MR IAN DE SAXE	45	45	Quarterly Admin Fund Levy	1,249.33	

NOTE: BALANCE OF ACCOUNT INCLUDES INTEREST ACCRUED

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FOR **1-15 FONTENOY ROAD**
STRATA PLAN 52948

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OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
			Quarterly Sinking Fund Levy	295.30	1,544.63
W BABOSHYN	46	46		0.00	0.00
A N HENRICUS	47	47		0.00	0.00
T & G WINTHROP	48	48		0.00	0.00
MR J WARD	49	49		0.00	0.00
MS J POWER	50	50	Quarterly Admin Fund Levy	90.00	90.00
G OSTOWARI	51	51		0.00	0.00
BARBARA L JONES	52	52		0.00	0.00
DENNIS & ROY BASKIN	53	53		0.00	0.00
ANTHONY JOHN GREEN	54	54		0.00	0.00
V BAVARO & S HUYNH	55	55		0.00	0.00
A J W & A S CHAN	56	56		0.00	0.00
JOHN WARD	57	57		0.00	0.00
A C Y KUNG	58	58		0.00	0.00
H BOUNNI	59	59		0.00	0.00
JOEL ARNOLD	60	60		0.00	0.00
YIP HUNG LAI & YUEN FAN TANG	61	61		0.00	0.00
MR & MRS U ARANWELA	62	62		0.00	0.00
S S XIE & V Y J DONG	63	63		0.00	0.00
S DAVOUDIAN & S JAVADY	64	64	Advance Payments-Levies	600.00CR	600.00CR
MRS F NOROOZI	65	65		0.00	0.00
M SU & D WANG	66	66		0.00	0.00
D & W SUE	67	67		0.00	0.00
CAROL GEDDES	68	68		0.00	0.00
Y J FALZON	69	69		0.00	0.00
MRS A PAWLAK	70	70		0.00	0.00
ZANGS HOLDINGS (AUSTRALIA) LTD	71	71		0.00	0.00
C S S GAN	72	72		0.00	0.00
MR S & MRS S BLECHMAN	73	73		0.00	0.00
C, N, T COULTER & K SEETO	74	74		0.00	0.00
MR & MRS G COHEN	75	75		0.00	0.00
DR A MILLER	76	76		0.00	0.00
R & E KOTULIC	77	77		0.00	0.00
N KAKIZAWA	78	78		0.00	0.00
L T A CHENG	79	79		0.00	0.00
MRS R BENICAR	80	80		0.00	0.00
NING & LISA MA	81	81		0.00	0.00
D C & R E LUPTON	82	82		0.00	0.00
R & S SHAIK	83	83		0.00	0.00
K S & K C KIM	84	84		0.00	0.00
ZHE HUANG	85	85		0.00	0.00
SITAO WU & YONG HUANG	86	86		0.00	0.00
SEAN HENRI GUILLEMOT	87	87		0.00	0.00
J GAITS	88	88		0.00	0.00
R A KERR & L M PHILLIPS	89	89		0.00	0.00
PRADEEP KUMAR BAISANI	90	90		0.00	0.00
J TAO	91	91		0.00	0.00
Z & A VARTAZARIAN	92	92		0.00	0.00
PAMELA ELLEN GIBBONS					

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OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
	93	93		0.00	0.00
DR T S NG	94	94		0.00	0.00
SWAPAN KUMAR BISWAS	95	95		0.00	0.00
E & C APHAIWONGSE	96	96		0.00	0.00
STRATA PLAN 53855	97	97		0.00	0.00
M A & M H BRINCAT-LISANO	98	98		0.00	0.00
M & K FIORE	99	99		0.00	0.00
A SIRJANI	100	100	Quarterly Admin Fund Levy	783.48	
			Quarterly Sinking Fund Levy	185.19	968.67
MR & MRS S & Y FENNY	101	101		0.00	0.00
YOUNG S PARK & HOO J KIM	102	102		0.00	0.00
D F H & B H LEO	103	103		0.00	0.00
J LU & H ZHANG	104	104		0.00	0.00
MS C LAI	105	105		0.00	0.00
MR R MARKS	106	106		0.00	0.00
MS J COHEN	107	107		0.00	0.00
H KOMCHIAN	108	108		0.00	0.00
A G F TSUI & L S YAP	109	109	Advance Payments-Levies	2.52CR	2.52CR
MS K TAYLOR	110	110	Quarterly Admin Fund Levy	4,089.12	
			Quarterly Sinking Fund Levy	928.08	
			Interest Raised Admin Fund	165.35	
			Interest Raised Sinking Fund	44.95	5,227.50
MS T CHAN	111	111		0.00	0.00
GRAHAM ROBERT CHILDS	112	112		0.00	0.00
D G & A M ALLEN	113	113		0.00	0.00
MR D MACMASTER	114	114		0.00	0.00
S PEEL	115	115		0.00	0.00
P H & A Y QIN	116	116		0.00	0.00
YUN FAN ZHOU & YA JUN YIN	117	117		0.00	0.00
S N MAJLESSI & A A MOHAMMADI	118	118	Quarterly Admin Fund Levy	847.00	
			Quarterly Sinking Fund Levy	200.20	1,047.20
HYOSOOK CHUNG	119	119		0.00	0.00
I LAI	120	120		0.00	0.00
VELADA PTY LTD	121	121		0.00	0.00
RUTH COHEN-HALLALEH	122	122		0.00	0.00
MS J HESSINK	123	123		0.00	0.00
F W MILTHORPE	124	124		0.00	0.00
S SAHOO & N MULLICK	125	125		0.00	0.00
PATRICIA HANG-YEE TSUI	126	126		0.00	0.00
H KWON & A CHOI	127	127	Quarterly Admin Fund Levy	1,058.75	
			Quarterly Sinking Fund Levy	250.25	1,309.00
SHUI LI	128	128		0.00	0.00
M RAMASWAMI & L T JAGANTHAN	129	129		0.00	0.00
MS S QUICK	130	130		0.00	0.00
CHRISTOPHER HARDY	131	131		0.00	0.00
T CARLTON	132	132		0.00	0.00
R & T HIRSCHHORN	133	133		0.00	0.00
P C K WONG & A SHWU	134	134		0.00	0.00
MS J BONELLO					

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STRATA PLAN 52948**

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Last Receipt: 28/02/2013**

OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
	135	135		0.00	0.00
T & S KEMSLEY	136	136	Advance Payments-Levies	416.14CR	416.14CR
MR T KEMSLEY	137	137	Advance Payments-Levies	661.97CR	661.97CR
MS M POWELL	138	138		0.00	0.00
H CHOW	139	139		0.00	0.00
JACKY YANG & NANCY ZHANG	140	140		0.00	0.00
A FARZAM & A HOJATI	141	141		0.00	0.00
MS G GODBEE	142	142		0.00	0.00
C F TANG & W M YEUNG	143	143		0.00	0.00
L & S LUXMOORE	144	144	Quarterly Admin Fund Levy	931.70	
			Quarterly Sinking Fund Levy	220.22	1,151.92
S E LAUE & S W S CHAN	145	145		0.00	0.00
MR & MRS R LUPTON	146	146		0.00	0.00
MR & MRS M LEVITT	147	147		0.00	0.00
MR & MRS P YEEND	148	148		0.00	0.00
MR K JADHAV	149	149		0.00	0.00
MS D NIAR	150	150		0.00	0.00
MRS M MCDONALD	151	151		0.00	0.00
J Y & W K LEE	152	152	Advance Payments-Levies	0.72CR	0.72CR
F KIM	153	153		0.00	0.00
MS B MCGOWAN	154	154		0.00	0.00
Y ZHANG	155	155		0.00	0.00
MR B M SLON	156	156		0.00	0.00
N & P EROR	157	157		0.00	0.00
D & S P BALJEVIC	158	158		0.00	0.00
K & C DESAI	159	159		0.00	0.00
H POULOS	160	160		0.00	0.00
H FIGGIS	161	161		0.00	0.00
MR & MRS J MARSHALL	162	162		0.00	0.00
R FRENCH	163	163		0.00	0.00
PAUL R KEATING & K NARAYAN	164	164	Advance Payments-Levies	430.00CR	430.00CR
G GRIFFITHS	165	165		0.00	0.00
GAURAV MISRA & ANUBHA RAWAT	166	166		0.00	0.00
MR & MRS P M & M E FRIEDE	167	167		0.00	0.00
ELRAY AUSTRALIA PTY LTD	168	168		0.00	0.00
K THE & L TAN	169	169	Quarterly Admin Fund Levy	1,037.58	
			Quarterly Sinking Fund Levy	79.23	1,116.81
K E WARN	170	170	Quarterly Admin Fund Levy	1,058.75	
			Quarterly Sinking Fund Levy	250.25	1,309.00
HAROLD & NANCY GOLDSTEIN	171	171		0.00	0.00
ANGES YO-TAI-TONG	172	172		0.00	0.00
SUSAN GAE FREDERICKS	173	173	Levy Recovery Costs	55.00	
			Quarterly Admin Fund Levy	1,956.51	
			Quarterly Sinking Fund Levy	460.46	
			Interest Raised Admin Fund	2.78	2,474.75
R EDWARDS	174	174		0.00	0.00
L & S LUXMOORE	175	175	Quarterly Admin Fund Levy	1,058.75	
			Quarterly Sinking Fund Levy	250.25	1,309.00
SHAODAN ZHU					

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FOR 1-15 FONTENOY ROAD
STRATA PLAN 52948**

RECEIPTS TO 02/2013

**Manager: PETER BONE
Last Receipt: 28/02/2013**

OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
	176	176		0.00	0.00
MR M CHAN	177	177	Advance Payments-Levies	0.44CR	0.44CR
GOLD VALLEY PTY LIMITED	178	178		0.00	0.00
N K TANG	179	179		0.00	0.00
MR & MRS R HAMILTON	180	180		0.00	0.00
MR & MRS S POGORELSKY	181	181		0.00	0.00
F CHOW	182	182		0.00	0.00
H G & W D GEE	183	183	Quarterly Admin Fund Levy	974.05	
			Quarterly Sinking Fund Levy	230.23	1,204.28
XIAOXING CHEN	184	184		0.00	0.00
SAVIO YING KIT AU & JUDY LEE	185	185		0.00	0.00
GU FANG & WEI-JING ZHANG	186	186		0.00	0.00
T G LIN & RUSTANDI	187	187		0.00	0.00
R LEE	188	188		0.00	0.00
HAROLD G & NANCYE GOLDSTEIN	189	189		0.00	0.00
K POULOS	190	190		0.00	0.00
E YUEN	191	191		0.00	0.00
O & H KWON	192	192		0.00	0.00
S BALAKRISHNAN & L WIECZOREK	193	193		0.00	0.00
K HA & H JIN	194	194		0.00	0.00
M DIACONO	195	195		0.00	0.00
S M WOO & Y J GEE	196	196		0.00	0.00
H H YUN & H S KAE	197	197		0.00	0.00
X LI	198	198		0.00	0.00
ANDREW T K CHOW & PUI Y YUNG	199	199	Interest Raised Admin Fund	8.36	
			Quarterly Admin Fund Levy	21.19	
			Interest Raised Sinking Fund	2.24	31.79
J L & E GORE	200	200		0.00	0.00
MS Z ZOHREHVANDI	201	201	Interest Raised Admin Fund	1.91	
			Quarterly Admin Fund Levy	1,188.96	
			Quarterly Sinking Fund Levy	275.28	1,466.15
B M & F A COPLAND	202	202		0.00	0.00
YAN CHEN	203	203	Quarterly Admin Fund Levy	1,164.63	
			Quarterly Sinking Fund Levy	275.28	1,439.91
A H Y NG & C K C NG, SUEN	204	204		0.00	0.00
SUN HWANG	205	205		0.00	0.00
S & A LEUNG	206	206	Quarterly Admin Fund Levy	1,228.15	
			Quarterly Sinking Fund Levy	290.29	1,518.44
A LEE	207	207		0.00	0.00
MR C YEUNG	208	208	Advance Payments-Levies	1,309.00CR	1,309.00CR
MR R BROWN	209	209		0.00	0.00
HUIMIN RONG & JOHN LEE	210	210		0.00	0.00
F DEGROS & R PAN	211	211		0.00	0.00
MR G ANDERSON	212	212		0.00	0.00
E & J OZER	213	213		0.00	0.00
Z MCTAVISH	214	214		0.00	0.00
MINYI XIA	215	215		0.00	0.00
ANNE CHEVONNE PERERA	216	216		0.00	0.00
PING JI & QING ZHANG					

NOTE: BALANCE OF ACCOUNT INCLUDES INTEREST ACCRUED

DEBTOR FINANCIAL STATUS REPORT
 FOR **1-15 FONTENOY ROAD**
STRATA PLAN 52948

RECEIPTS TO 02/2013

Manager: PETER BONE
Last Receipt: 28/02/2013

OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
	217	217		0.00	0.00
Q H L & J I M WANG	218	218		0.00	0.00
J F YOUNG	219	219		0.00	0.00
TOTAL NOT YET DUE(*) :					0.00
TOTAL IN ARREARS :					27,083.69
TOTAL IN ADVANCE :					3,422.03CR
TOTAL NET :					23,661.66

NOTE: BALANCE OF ACCOUNT INCLUDES INTEREST ACCRUED

BANK RECONCILIATION
FOR **1-15 FONTENOY ROAD**
STRATA PLAN 52948

FOR PERIOD 1/09/2012 TO 28/02/2013

Opening Balance	\$	120,605.64
Plus Receipts	\$	677,597.60
Less Payments	\$	521,367.94
Closing Balance	\$	<u>276,835.30</u>

Bank Balance at 28/02/2013 \$ 277,296.03

Less Unpresented Cheques:

Cheque No.	Date		
00000019	30/09/2011	65.00	
00000077	12/10/2012	166.63	
00000086	16/01/2013	71.00	
00000088	6/02/2013	158.10	
			\$ 460.73

Reconciled Balance \$276,835.30

**** End of Report ****

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