

Subject: SP52948 Lot 158 temporarily withdraws offer for providing USB and strata files to Waratah Strata Management on 31May2019

From: SP52948 owner

Date: 8/6/19, 2:28 pm

To: Robert Crosbie Waratah Strata Management

CC: Frank Tallaridi Waratah Strata Management

Hi,

Based on conflicting statements by Waratah Strata Management to Fair Trading NSW in May 2019, minutes of SP52948 EC meetings in March and May 2019, and evidence found in documents search on 31 May 2019, Lot 158 withdraws the offer to:

- Provide the allegedly missing USB,
- Copies of audited financials for various years.

... until enforcement agencies complete their reviews based on files that Waratah Strata Management currently has.

Most of documents (with special emphasis on Cash Book Receipts and Cash Book Payments) did not exist during document search on 31 May 2019.

Lot 158 evidence can, and will be provided upon request, to investigative agencies only.

Lot 158 still offers to provide forensic auditors (reputable Certified Practising Accountants (CPA)) to SP52048 for free. Once the losses (of any kind, including the gas levies) are found, an appropriate action would be taken. This offer applies only after public and official statement by Waratah Strata Management that:

a) Waratah Strata Management, with delegated duties of the Treasurer, refuses or cannot apply correct levies to ensure owners corporation receives rightful income (SSMA 2015 Section 83, 84, 85, 86):

Issues levy notices

Receives and banks monies on behalf of the owners corporation

Prepares section 184 strata information certificates

Prepares financial statements and other financial records

Maintains accounting records

Provides information to help determine what the levies will be

Helps to determine the scheme's future expenditure for the capital works fund

b) Waratah Strata Management confirms which financial years are missing from strata files (Cash Book Receipts, Cash Book Payments, and Invoices).

c) Waratah Strata Management guarantees to provide Cash Book Receipts, Cash Book Payments, and Invoices, in electronic form to Lot 158 that will be passed to forensic auditors. Hard-copy files can easily be formatted into PDFs via printers at Waratah Strata Management.

Regards,