

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS

ABN 47 549 052 337

PRINCIPAL
Mario Raciti CA

4/123 CLARENCE STREET, SYDNEY 2000

Telephone: (02) 9262-1222

Facsimile: (02) 9262-2012

Email: m.raciti@bamfield.com.au

26 September 2012

27 SEP 2012

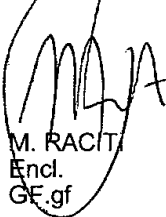
Mr Paul Banoob
C/- Raine & Horne Strata – Sydney
Level 1
Building D
240 Beecroft Road
EPPING NSW 2121

Dear Mr Banoob,

Enclosed please find our audit report on the amended accounts for Strata Plan 52948 for the year ended 31st August, 2012.

We take this opportunity to thank you for your instructions.

Yours faithfully,
BAMFIELD & COMPANY



M. RACITI
Encl.
GF.gf

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS

ABN 47 549 052 337

PRINCIPAL
Mario Raciti CA

4/123 CLARENCE STREET, SYDNEY 2000
Telephone: (02) 9262-1222
Facsimile: (02) 9262-2012
Email: m.raciti@bamfield.com.au

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF STRATA PLAN 52948

SCOPE

We have audited the attached special purpose financial report of Strata Plan 52948 comprising the Statement of Financial Position as at 31 August, 2012, and the Statement of Financial Performance for the year ended on that date, a summary of significant accounting policies and other explanatory notes to the financial statements.

The Responsibility of the Managing Agents for the Financial Report

The Managing Agents of the entity are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report, are appropriate to meet the needs of the Members of the Strata Plan. The responsibility of the Managing Agents also includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion to the Members of the Strata Plan on the preparation and presentation of the financial report based on our independent audit. No opinion is expressed as to whether the accounting policies used are appropriate to meet the needs of the Members of the Strata Plan.

We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report and the evaluation of accounting policies and significant accounting estimates.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS

ABN 47 549 052 337

PRINCIPAL
Mario Raciti CA

4/123 CLARENCE STREET, SYDNEY 2000
Telephone: (02) 9262-1222
Facsimile: (02) 9262-2012
Email: m.raciti@bamfield.com.au

**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF
STRATA PLAN 52948**

SCOPE (Continued)

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Managing Agents, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to the Members for the purpose of fulfilling the Managing Agents financial reporting requirements of Section 106(1) of the Strata Schemes Management Act 1996, as amended. We disclaim any assumption of responsibility for any reliance on this report or on the financial report, prepared as a special purpose financial report, to which it relates, to any person other than the Members of the Strata Plan, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Independence Declaration

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS

ABN 47 549 052 337

PRINCIPAL
Mario Raciti CA

4/123 CLARENCE STREET, SYDNEY 2000

Telephone: (02) 9262-1222

Facsimile: (02) 9262-2012

Email: m.raciti@bamfield.com.au

**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF
STRATA PLAN 52948**

AUDITOR'S OPINION

In our opinion, the financial report presents fairly, in all material respects, the financial position of Strata Plan 52948 as at 31 August, 2012 and of its financial performance for the year ended on that date in accordance with the Strata Schemes Management Act 1996, as amended and the accounting policies described in Note 1 to the financial statements.

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS



Principal: Mario Raciti

Sydney

26 Day of August 2012

BALANCE SHEET
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 31st AUGUST 2012

31/08/2012

OWNERS' FUNDS

Administrative Fund	61,904.56
Sinking Fund	742,593.14
	<u>804,497.70</u>

Represented By:

ASSETS

Cash at Bank	120,605.64
WBC Mature 25-10-12 5.00%(103)	110,807.36
MBL Investment 231112 4.85 128	100,000.00
Investment NAB 5.10%051212-129	100,000.00
T/Dep.Westpac 5.% to 5.11.2012	223,000.00
Investment NAB 5.15%051212-131	100,000.00
Investment MBL 5.65%081012-132	60,000.00
Investment NAB 5.00%250113-133	105,833.98
Sundry Debtors - Note 8	100.37
Gst Receivable	13,463.17
Levies in Arrears - Note 3	33,333.58
	<u>967,144.10</u>

LESS LIABILITIES

Levies in Advance - Note 3	1,984.11
Sundry Creditors - Note 9	184.50
Levies in Advance-Admin&Sink	139,501.12
Gst Payable	20,976.67
	<u>162,646.40</u>

NET ASSETS

804,497.70

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

FROM 1st SEPTEMBER 2011 TO 31st AUGUST 2012

31/08/2012

ADMINISTRATIVE FUND

INCOME

Levies Raised	658,905.47
Interest Charged on Arrears	977.59
Key Deposits	2,206.00
Recoveries	1,219.98
Reimbursement income	2,449.40
Statutory Certificates	1,456.09
Inspection Money Received	634.45
Sundry Income	473.00
	668,321.98

LESS: EXPENDITURE:

Audit Fees	480.00
Bank Charges	207.97
Cleaning Products	2,901.50
Maintenance - Carpet Cleaning	1,267.27
Electricity	75,951.82
Maintenance - Fire Services	7,145.00
Gardening and Lawns	49,380.91
Garden Materials	1,544.08
Gas and Oil	15,771.86
Insurance Premiums	48,409.75
Key Deposits Refund	50.00
Legal & Debt Recovery Fees	4,835.37
Maintenance - Lift Service	22,346.00
Management Fees	33,498.96
Professional Services	175.00
Disbursements	6,857.23
Security	82,206.07
Telephone	1,860.70
Caretaker Fees	115,380.99
Water Usage	71,684.36
Maintenance - Pool	8,705.05
Pool Chemical and Supplies	4,096.40
Tax/BAS Generation Fees	725.44
Statutory Certificates	1,456.00
Inspections	618.32
Sanitary Services	1,674.57
Signage - Other	170.60
Recreational Facilities	1,160.00
Repairs & Maintenance (Note 6)	88,583.86
Miscellaneous (Note 7)	2,168.24
	651,313.32
Surplus/-Deficit For Period	17,008.66
Balance at beginning of period	44,895.90
	61,904.56

BALANCE AT END OF PERIOD

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

FROM 1st SEPTEMBER 2011 TO 31st AUGUST 2012

31/08/2012

SINKING FUND

INCOME

Levies Raised	147,501.16
Interest Charged on Arrears	184.66
Interest Received From Banks	9,648.28
Interest on Investments	20,961.36
	178,295.46

LESS: EXPENDITURE:

Carpet Replacement	3,865.50
Fire Equipment	1,636.36
Income Tax Expense	3,146.90
PAYG Tax Instalments	11,850.00
Garage Door Replacements	1,395.45
Hot Water System	3,710.00
Driveway, Paths & Letterboxes	5,562.00
Doors and Windows	2,280.00
Electrical Replacements	12,779.00
General Service Replacement	5,349.27
Painting and Surface Finishes	15,355.00
Pools	5,855.00
Roofing and Guttering	28,445.45
Sewers and Drains	3,610.00
Water Penetration	2,795.00
	107,634.93
Surplus/-Deficit For Period	70,660.53
Balance at beginning of period	671,932.61
	742,593.14

BALANCE AT END OF PERIOD

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

POSITION AS AT 31st AUGUST 2012

31/08/2012

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.

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

The amount of commission received (if applicable) by BCS Strata Management Pty Limited is reflected on each successful quote. Such commission does not affect the premium in any way and is disclosed in the management agency agreement.

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 31st AUGUST 2012

31/08/2012

Note 6 Repairs & Maintenance

Maintenance Globes & Tubes	2,606.25
Driveway, Paths & Letterboxes	720.00
Maintenance - Glass	6,510.30
Maintenance - Electrical	3,450.46
Maintenance - Garage Doors	1,756.67
Maintenance - General	34,060.52
Intercom Repairs	1,699.74
Locks and Keys	1,779.75
Maintenance - Painting	1,258.16
Maintenance - Plumbing	21,441.00
Cleaning Gutters	3,441.00
Rubbish Removal	690.00
Sewer and Drain Services	240.00
TV Antenna Repairs	381.82
Water Penetration Repairs	5,236.00
Heating and Hot Water Services	3,312.19
	88,583.86

Note 7 Miscellaneous Expenses

Maintenance - Pest Control	967.82
Sundry Expenses	1,200.42
	2,168.24

