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Strata Plan SP52948

1-15 Fontenoy Road, Macquarie Park, NSW 2113

Updated in May 2019

A few examples of dubious, inaccurate, and incorrect data in financial statements as provided by Waratah Strata Management is shown for payments and earnings from utilities (water, gas, electricity) for FY 2018.

Waratah Strata Management made it very clear that they had no intentions to recover unpaid levies and deal with "old issues".

- Extract from their email sent on 11th of January 2017, several weeks before they took office from BCS Strata Management:

As mentioned, I do not wish to cover old issues, so request that you review your motions and delete any that relate to past issues that are outside of our control. We only wish to deal with current or ongoing matters. Following is the relevant section of the Strata Act that specifies how motions are to be requested.

- Extract from their email sent on 29th of March 2017:

As previously advised, I have no interest in reviewing the previous activities/decisions made by BCS or the Executive Committee prior to the commencement of our management. Any matters you raise with regard to past issues will not be responded to.

- One of many attempts by Lot 158 to enforce levies recovered for all overdue payments:

2. There were 29 major issues in my report for EC members and strata agency. Secretary of the EC failed in their duties to address them. In addition, owners corporation has been denied rightful access to them:

<http://www.nswstratasleuth.id.au/Waratah-Strata-Management/ANNOTATED-SUMMARY-for-Waratah-Strata-Management-on-SP52948-Open-Issues-and-still-undisclosed-Special-By-Law-for-Lot-3-and-photos-of-the-complex-17Mar2017.html>

More important is the final admission how many EC members had second gas connection but failed to disclose for how many years they did not pay the levies:

30/4/19, 8:03 pm

OFFICIAL SUBMISSION: SP52948 Update...

Mrs. Lorna Zelenzuk, Lot 3
Mr. Upali Aranwela, Lot 62 (ex-EC member)
Mr. Stephen Luxmoore, Lot 144
Mr. Moses Levitt, Lot 147
Mr. Stan Pogorelsky, Lot 181

In addition, these townhouses have second gas connections but were receiving reimbursements for private gas usage for many years:

Lots 194, 199, 206, and 209.

Finally, EC meeting 17 May 1998: Application by owner of townhouse 213 and the EC approval that all future gas costs were to be met by the owner, so this owners should have never received reimbursements for personal gas usage that they claimed for 19 years!

Lot 158 found one document in search at Waratah Strata Management on 31st of May 2019, undated report, which, upon checks, was confirmed not to be complete:

SP 52948

1-15 FONTENOY ROAD

MACQUARIE PARK

GAS AND WATER CHARGES

The following units have **additional gas heating points** installed and are to be charged the "Additional Gas Point Fee":

Lots 3, 8, 59, 62, 68, 102, 127, 147, 148, 163, 181, 182.

A charge of \$220 incl. GST per annum for gas usage for the period of 1 September to 31 August each year (SP FY) is to be invoiced and payable as at 1 May each year for that period.

The following townhouses are entitled to claim for **gas usage** charges:

195, 196, 197, 198, 200, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 214, 215, 216, 217, 218, 219.

Lots 194, 198, 199, 206 & 213 cannot claim for gas usage as they have an additional gas point (heating or hot water) and are not to be charged the Additional Gas Point Fee.

Lot 213 has removed gas cooking so cannot claim for gas usage.

Townhouses 194 – 219 can claim for **water usage**.

Gas Code – 181100.

Water Code – 181101

Lot 158 audit of second gas connections with evidence:

SP 52948 Second Gas Connections Inventory by Lot 158 based on available evidence - October 2019									
Lot No.	Voluntary self-reporting to BCS Strata Management 13M ay2014	More accurate self-reporting audit based on Lot 158 findings in strata files	Steve Carbone alleged full audit 21M ar2016	Waratah Strata Management - Minutes EC meeting 16M ar2017	Waratah Strata Management report found in strata files 3M ay2019	Waratah Strata Management report found in strata files 20Sep2019	BCS Strata Management belated invoice for second gas connections in FY 2012 and 2013 payable 1A ug2016	Evidence of approval for connections and or disconnections	Earliest records of commencement dates for second gas connection found so far (lot of strata files have been deliberately destroyed by strata managers and not made available to any owner)
3	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Not found
8	No	Not found	No	Yes	Yes	No	No	Steve Carbone confirmed alleged disconnection on 16Apr2019	Not found
59	No	Not found	Yes	Yes	Yes	Yes	Yes	Letter 6M ar2013	Not found
62	Yes	Yes	Yes	Yes	Yes	Yes	Yes	EC meeting 26M ay1999	No commencement date provided
68	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Not found
88	No	Not found	No	No	No	No	No	Letter 19Sep2013	Not found
102	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 2003
127	No	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May2013
134	No	Yes	No	No	No	No	Yes	Not found	Not found; BCS sent invoice for FY 2012, 2013, and 2016 on 15Jun2016
144	No	Not found	Yes	Yes	No	No	Yes	Not found	Not found
147	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May2001
148	No	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 13Aug2007, disconnected on 9Sep2019
154	No	Not found	No	No	No	No	No	Not found	Paid partial levies in 2006
162	N/A	N/A	N/A	N/A	N/A	Yes	N/A	Not found	Connected on 30M ay2019
163	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Not found
167	No	Yes	Yes	Yes	No	No	Yes	EC meeting 28Aug2013	Commencement date 27M ay2014
175	No	Not found	No	No	No	No	No	Not found	Commencement date 2002
181	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 1999
182	No	Yes	Yes	Yes	Yes	Yes	Yes	EC meeting 26M ay1999	Commencement date 2009
192	No	Yes	No	No	No	No	No	Not found	Commencement date 2007
194	No	Not found	No	Yes	Yes	Yes	No	Letter 28M ar2011	Not found
198	No	Not found	No	No	Yes	Yes	No	Not found	Not found
199	No	Not found	No	Yes	Yes	Yes	No	Not found	Not found
206	No	Not found	No	Yes	Yes	Yes	No	Not found	Not found
209	No	Not found	No	Yes	No	No	No	Not found	Lot 209 admin tried to Waratah Strata Management on 10Apr2017 they had stopped claiming reimbursements for private gas usage when a new tenant moved into the property on 25Sep2014
213	No	Not found	No	Yes	Yes	Yes	No	Not found	Second gas connection approved at EC meeting on 17M ar1998, not allowed to claim gas usage reimbursements. Not to be charged for gas levy and not allowed to claim gas usage reimbursements. Confirmed having existing second gas connection when new owners moved in on 7Feb2014

Similar problems exist in SP52948 for the last 22 years as no owner has ever received full financial statements before general meetings.

Lack of transparency and secretive benefits to selective owners (including several members of the Executive Committee) ensure that Waratah Strata management “won” the contract without tender and value of their contract got increased three times in one and a half years without decision at general meetings.

Levies for second gas connections are of special interest. As an example, a group of 11 owners (they are not the only ones owing money to SP52948) is estimated to own around \$40,000.00 in unpaid levies for gas connection (including compulsory 10% simple interest per year). There are a few more owners who we do not provide details herewith because their debt is smaller. Figures for 2017 and 2018 are not included but it has been confirmed back-payments were not done so these figures are even larger in 2019. For the years for which there are no full accounting data (2000, 2001, 2002, 2005, 2006, 2010, 2014, 2015) those owners paid \$55.00 per year. If it turns out that the owners did not pay in those years, the debt to owners corporation is much higher:

Lot 3 undeclared unpaid levies \$6,991.50 for second gas connection – 1999 to 2016

Lot 62 undeclared unpaid levies \$5,572.50 for second gas connection – 1999 to 2016 (ex Treasurer)

Lot 68 undeclared unpaid levies \$973.50 for second gas connection – 2012 to 2016

Lot 102 undeclared unpaid levies \$4,015.00 for second gas connection – 2003 to 2016

Lot 147 undeclared unpaid levies \$4,746.50 for second gas connection – 2001 to 2016 (long-term EC member)

Lot 167 undeclared unpaid levies \$973.50 for second gas connections – 2012 to 2016

Lot 175 undeclared unpaid levies \$4,317.50 for second gas connections – 2003 to 2016

Lot 181 undeclared unpaid levies \$5,644.00 for second gas connections – 1999 to 2016 (long-term EC Member and occasional Chairperson)

Lot 182 undeclared unpaid levies \$2,156.00 for second gas connections – 2009 to 2016

Lot 192 undeclared unpaid levies \$2,475.00 for second gas connections – 2007 to 2016 (part of debt belongs to previous EC member)

Lot 148 undeclared unpaid levies \$2,475.00 for second gas connections – 2007 to 2016

Each of these owners was personally contacted with detailed report of their debt in November 2018 and none of them offered any evidence to refute or correct the above statements.

Waratah Strata Management – Figures for SP52948 show no levies paid for second gas connections in FY 2018, as confirmed by Income and Expenditure Reports for March, April, and May 2019, and also in Minutes of the EC meeting on 21st of March 2019 and 2nd of May 2019

Income and Expenditure Reports for various dates from October 2018 to May 2019 show discrepancy in reported income from levies payable for second gas connections in FY 2018 from audited financial reports before AGM 2018:

- Income and Expenditure report dated 10th of October 2018 – levy income of \$2,537.54 for second gas connections in FY 2018
- Income and Expenditure report dated 3rd of December 2018 – levy income of \$2,537.54 for second gas connections in FY 2018
- Income and Expenditure report dated 29th of March 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income and Expenditure report dated 9th of April 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income and Expenditure report dated 12th of April 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income and Expenditure report dated 19th of April 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 27th of April 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 30th of April 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 3rd of May 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 10th of May 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 29th of May 2019 – levy income of \$0.00 for second gas connections in FY 2018
- Income ad Expenditure report dated 10th of July 2019 – levy income of \$0.00 for second gas connections in FY 2018

Income and Expenditure Reports for various dates from October 2018 to May 2019 shows clear discrepancy in reported income from levies for second gas connections in FY 2019:

- Income and Expenditure report dated 10th of October 2018 – levy income of \$0.00 for second gas connections in FY 2019
- Income and Expenditure report dated 3rd of December 2018 – levy income of \$0.00 for second gas connections in FY 2019
- Income and Expenditure report dated 29th of March 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income and Expenditure report dated 9th of April 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income and Expenditure report dated 12th of April 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income and Expenditure report dated 19th of April 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income ad Expenditure report dated 27th of April 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income ad Expenditure report dated 30th of April 2019 – levy income of \$4,600.00 for second gas connections in FY 2019
- Income ad Expenditure report dated 3rd of May 2019 – levy income of \$4,800.00 for second gas connections in FY 2019
- Income ad Expenditure report dated 10th of May 2019 – levy income of \$4,800.00 for second gas connections in FY 2019

- Income and Expenditure report dated 29th of May 2019 – levy income of \$4,724.93 for second gas connections in FY 2019
- Income and Expenditure report dated 29th of May 2019 – levy income of \$4,775.34 for second gas connections in FY 2019

At EC meeting on 21st of March 2019, Waratah Strata Management provided the following statements for owners, with clear intention to charge levies for second gas connections for FY 2018, thus making Annual General Meeting 2018 invalid due to lack of quorum (unfinancial owners). The additional point worth raising is that the list of owners with the second gas connection is incomplete, and Waratah Strata Management refuses to ensure owners corporation gets rightful income as per Special By-Law:

2 OFFICE BEARERS
Resolved that the strata committee appoint members to the office bearing roles of:

Chairperson - Stan Pogorelsky
Secretary - Marianna Paltikian
Treasurer - Vacant

3 FINANCIAL REPORT
Resolved that the financial reports for the current financial year were tabled and discussed.

Further resolved that following Waratah Strata's computer hacking loss of data, the additional gas point fee is to be re-charged to the levy account of Lots 3, 8, 59, 62, 68, 102, 127, 147, 148, 163, 181 & 182 for the period 1 September 2017 to 31 August 2018. Further resolved the same lots are to be charged the same fee for the period 1 September 2018 to 31 August 2019, with this fee due and payable on 1 May 2019.

(Stan Pogorelsky & Mo Levitt left the meeting for the duration of the following item due to their vested interest in the outcome of the discussion.) Further resolved the strata manager is to review the

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available Owners Corporations records to determine whether there is sufficient information available to decide whether any lot owner owes to the Owners Corporation any amount for the additional gas point fee for prior years. (Note: The strata manager advises that due to a complaint lodged with the police by the owners of Lot 158, the USB containing the BCS Strata Management records was taken by the NSW Police for examination. The USB was subsequently lost by the Police. Both the Police and Waratah Strata have attempted to obtain a replacement USB from BCS, but that has not been provided. As a result of the missing USB, it will be impossible to determine the history of the gas point fee charges during BCS' management period.)

Even if all the strata files were lost (which is impossible), the bank statements could easily show which owners paid their levies for second gas connections in FY 2018, thus making the Waratah Strata Management effort to charge levies again questionable about real reasons for it. It did not decrease the liabilities and responsibilities by Waratah Strata Management to keep backups to protect strata files. The shocking admission they had backups only from mid-2018 needs no further comments.

If they really had some backups from mid-2018, they should have copies of the USB provided by BCS Strata Management in February 2017 as well.

Director Robert Crosbie confirmed that SP52948 were loaded into Waratah computer systems on 9th of February 2017.

Director Robert Crosbie received numerous warnings about unpaid levies for second gas connection and other risks to the strata plan.

From 1st of February 2017, when Waratah Strata Management took office, till the Police allegedly lost the USB in March/April 2018 (strata files provided by BCS Strata Management), 13 months passed and there was plenty of opportunities to deal with recovery of unpaid levies in that period. Waratah Strata Management chose not to deal with it.

From the alleged loss of the USB in March/April 2018 (strata files provided by BCS Strata Management), till Waratah Strata Management notified owners on 14th of March 2019, 12 months passed. One whole year of hiding the fact that they lost all strata files for period prior to 2017.

The sudden commitment in the Minutes of the EC meeting on 21st of March 2019 to try to recover unpaid levies is only forced by single Lot's actions and persistence. However, Waratah Strata Management is trying to shift blame on the Police and BCS Strata Management for lost files. In reality, Waratah Strata Management never had intention to deal with unpaid levies. Waratah Strata Management even carried seven proxy votes approving their own contract and undeclared base salary increase of 11.5% at AGM 2017.

Waratah Strata management was requested to confirm again that financials for ALL years are available upon request and if not, which years are missing on 31st May 2019. It is hoped the seriousness of this request is understood. Missing financials for any previous year is not only an issue for Fair Trading/NCAT, but Australian Taxation Office and other legal options too.

In FY 2018 (financial year from 1st of September 2017 to 31st of August 2018) Waratah Strata Management claimed that \$2,537.54 (plus GST) was earned from owners with second gas connection. In spite of all efforts, Mr Robert Crosbie refuses to provide information of which owners paid levies for second gas connection in FY 2018:

WARATAH

Strata Management

Waratah Strata Management
ABN 75 161 033 745
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9599
Fax (02) 9114 9598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year
to 31/08/2018

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

	Current period 01/09/2017-31/08/2018	Annual budget 01/09/2017-31/08/2018	Previous year 01/09/2016-31/08/2017
Revenue			
Gas - Additional Service	2,537.54	3,400.00	3,600.00

Waratah Strata Management claimed that \$3,600.00 (plus GST) was earned from owners with second gas connection in FY 2017. The figure of \$3,600.00 in FY 2017 matches exactly 18 owners who were reported in Minutes of EC meeting on 16th of March 2017.

It is difficult to comprehend why the income from levies for second gas connection suddenly dropped to \$2,537.54 in FY 2018.

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 10/10/2018**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-10/10/2018

Previous year

01/09/2017-31/08/2018

Revenue

Gas - Additional Service

0.00

2,537.54

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 03/12/2018**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-03/12/2018

Previous year

01/09/2017-31/08/2018

Revenue

Gas - Additional Service

0.00

2,537.54

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 29/03/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-29/03/2019

Previous year

01/09/2017-31/08/2018

Revenue

Gas - Additional Service

4,800.00

0.00

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 09/04/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-09/04/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900	Gas - Additional Service	4,800.00	0.00
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**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 12/04/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-12/04/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900	Gas - Additional Service	4,800.00	0.00
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**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 19/04/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-19/04/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900	Gas - Additional Service	4,800.00	0.00
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**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 27/04/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-27/04/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service

4,800.00

0.00

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 30/04/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-30/04/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service

4,600.00

0.00

**Income & Expenditure Report
for the financial year-to-date
01/09/2018 to 03/05/2019**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period
01/09/2018-03/05/2019

Previous year
01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service

4,800.00

0.00

Income & Expenditure Report for the financial year-to-date 01/09/2018 to 10/05/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-10/05/2019

Previous year

01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service 4,800.00

0.00

Income & Expenditure Report for the financial year-to-date 01/09/2018 to 29/05/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-29/05/2019

Previous year

01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service 4,724.93

0.00

Income & Expenditure Report for the financial year-to-date 01/09/2018 to 10/07/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

01/09/2018-10/07/2019

Previous year

01/09/2017-31/08/2018

Revenue

141900 Gas - Additional Service 4,775.34

0.00

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 10th of October 2018

There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 10th of October 2018.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 October 2018 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$30,883.00	\$0.00
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 October 2018 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 October 2018 – Electricity for FY 2018	
\$61,842.30	\$61,842.30	\$0.00
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 October 2018 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,436.15	\$0.00
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 October 2018 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,466.13	\$0.00

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 3rd of December 2018

There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 3rd of December 2018.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 December 2018 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$30,883.00	\$0.00
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 December 2018 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 December 2018 – Electricity for FY 2018	
\$61,842.30	\$61,842.30	\$0.00
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 December 2018 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,436.15	\$0.00
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 December 2018 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,466.13	\$0.00

Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 29th of March 2019

The difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 29th of March 2019 are obvious and significant.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 March 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$17,702.09	\$13,180.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 March 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$72,522.13	\$22,000.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 March 2019 – Electricity for FY 2018	
\$61,842.30	\$67,023.21	-\$5,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 March 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,711.23	-\$275.08
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 March 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,062.25	\$403.88

Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 1st of April 2019

The difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 1st of April 2019 are obvious and significant.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 1 April 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$17,702.09	\$13,180.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 1 April 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$72,522.13	\$22,000.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 1 April 2019 – Electricity for FY 2018	
\$61,842.30	\$67,023.21	-\$5,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 1 April 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,711.23	-\$275.08
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 1 April 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,062.25	\$403.88

Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 9th of April 2019

The difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 9th of April 2019 are obvious and significant.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 9 April 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$17,702.09	\$13,180.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 9 April 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$72,522.13	\$22,000.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 9 April 2019 – Electricity for FY 2018	
\$61,842.30	\$67,023.21	-\$5,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 9 April 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,711.23	-\$275.08
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 9 April 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,062.25	\$403.88

Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 19th of April 2019

The difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 19th of April 2019 are obvious and significant.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 19 April 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10,130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 19 April 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 19 April 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 19 April 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$275.08
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 19 April 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 27th of April 2019

The difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 27th of April 2019 are obvious and significant.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 27 April 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10,130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 27 April 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 27 April 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 27 April 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$275.08
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 27 April 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 3rd of May 2019

There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 3rd of May 2019.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 May 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10.130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 May 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 May 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10.180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 May 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$294.88
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 3 May 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 10th of May 2019

There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 10th of May 2019.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 May 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10.130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 May 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 May 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10.180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 May 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$294.88
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 10 May 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 29th of May 2019

There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 29th of May 2019.


Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10.130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10.180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$294.88
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 10th of July 2019


There is no difference between figures provided for utility expenses for FY 2018 (period between 1st September 2017 and 31st of August 2018) to SP52948 owners in the agenda for the Annual General Meeting in October 2018 and the web-generated report dated 10th of July 2019.

Agenda for AGM in October 2018 – Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Gas Usage for FY 2018	Difference in figures
\$30,883.00	\$20,702.09	\$10,130.91
Agenda for AGM in October 2018 – Water & Sewage Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Water & Sewage Usage for FY 2018	
\$94,522.13	\$94,522.13	\$0.00
Agenda for AGM in October 2018 – Electricity Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Electricity for FY 2018	
\$61,842.30	\$72,023.21	-\$10,180.91
Agenda for AGM in October 2018 – Reimbursements Gas Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Reimbursements Gas Usage for FY 2018	
\$3,436.15	\$3,731.03	-\$294.88
Agenda for AGM in October 2018 – Reimbursements Water Usage for FY 2018	Web-generated report for SP52948 Income & Expenditure on 29 May 2019 – Reimbursements Water Usage for FY 2018	
\$5,466.13	\$5,141.81	\$324.32

Waratah Strata Management reporting loss of SP52948 strata files to Lot 158 on 1st of March 2019

From Robert Crosbie <Robert@waratahstrata.com.au> 

Subject **Automatic reply: FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A additional issues on 21 February and 1 March 2019** 1/3/19, 9:03 pm

To Me 

Due to a recent computer issue we are currently having to re-enter a large volume of financial records into our database. This process is going to take approximately 2 weeks. During this period I am having to manage and assist additional staff we have brought in to speed up this process.

I may therefore be slow to respond to many emails, but will be regularly checking emails and attending to urgent matters as soon as possible. I apologise for any inconvenience that may be caused during this period.

Regards,

Robert Crosbie

Waratah Strata Management allegedly sending letter reporting loss of SP52948 strata files to all owners on 12th of March 2019

WARATAH

Strata Management

Address: P.O. Box 125, Eastwood NSW 2122 Phone: 02 9114 9599 Fax: 02 9114 9598
Email: enquiry@waratahstrata.com.au Web: www.waratahstrata.com.au

12 March 2019

Strata Owners

Dear Sir/Madam,

RE: WARATAH STRATA MANAGEMENT – IT INCIDENT

On 1 February, Waratah Strata Managements computers were impacted by ransomware, a type of malicious software. This resulted in access being denied to both our server and external cloud-based backup. For the first 3 weeks in February we had data recovery experts attempt to decrypt our files, which they were successful in doing, however they found that the files have been corrupted and are unreadable. We also appointed a legal firm that specialises in dealing with cyber security issues, so received the best advice and assistance that is available.

It is important to note that there is no evidence that any of the information contained in our system, including the financial and statutory Owners Corporation information such as owners details, has been accessed or taken by any third party. All indications are that the third party who deployed the ransomware only accessed the IT system to install the malicious software, but this is something that will be reviewed closely as we continue to investigate the incident. This incident has also been reported to the police via the Australian Cybercrime Online Reporting Network (ACORN).

Please be assured the owners corporation funds are completely secure – it is only our records that have been impacted.

On Friday 22 February we had our server returned to us and have since been restoring our lost data from a backup from mid-2018. We have employed additional staff and been working very long hours 7 days a week to re-enter all of the financial transactions and update the owners corporations records.

This process is now mostly complete, however as much of this data has been manually re-entered we acknowledge that there may have been mistakes made during this process. We are therefore providing the attached Owner Details Form and ask that you complete and return this form to us as soon as possible to ensure your current details are correctly recorded.

Enclosed is your notice for the levy due on 1 May. We have chosen to post this levy notice to you, even if you usually receive levy notices by email, until we are confident all owners details are correct.

Again, we ask you to carefully check the levy amount owing and if you have any concerns, we ask you to provide a copy of the original levy notices that were sent to you along with a covering letter/email to indicate the amounts of concern and proof of payment of those amounts, so we are able to investigate this for you. We will ensure that no owner incurs any additional charges as a result of errors that have occurred during the re-entering of the financial records.

We also advise that all of the data that was stored on our online portal has been lost. We will be able to restore a lot of this information, but not all of the historical records. For those owners that have been attempting to access the portal, this should now be accessible using your previously advised access details, or if new access details have been entered for your lot, a new web access letter is enclosed.

We request some understanding if we are unable to immediately take your phone calls or return emails at this time. We have over 5 weeks of work to catch up on that we have not been able to attend to until this week. We will be doing everything we can to respond to your requests for assistance as soon as possible.

We sincerely apologise for any inconvenience that has been caused by this issue.

Yours faithfully,

WARATAH STRATA MANAGEMENT PTY LTD

Robert Crosbie

Director

2 OFFICE BEARERS

Resolved that the strata committee appoint members to the office bearing roles of:

Chairperson - Stan Pogorelsky
Secretary - Marianna Paltikian
Treasurer - Vacant

3 FINANCIAL REPORT

Resolved that the financial reports for the current financial year were tabled and discussed.

Further resolved that following Waratah Strata's computer hacking loss of data, the additional gas point fee is to be re-charged to the levy account of Lots 3, 8, 59, 62, 68, 102, 127, 147, 148, 163, 181 & 182 for the period 1 September 2017 to 31 August 2018. Further resolved the same lots are to be charged the same fee for the period 1 September 2018 to 31 August 2019, with this fee due and payable on 1 May 2019.

(Stan Pogorelsky & Mo Levitt left the meeting for the duration of the following item due to their vested interest in the outcome of the discussion.) Further resolved the strata manager is to review the

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available Owners Corporations records to determine whether there is sufficient information available to decide whether any lot owner owes to the Owners Corporation any amount for the additional gas point fee for prior years. (Note: The strata manager advises that due to a complaint lodged with the police by the owners of Lot 158, the USB containing the BCS Strata Management records was taken by the NSW Police for examination. The USB was subsequently lost by the Police. Both the Police and Waratah Strata have attempted to obtain a replacement USB from BCS, but that has not been provided. As a result of the missing USB, it will be impossible to determine the history of the gas point fee charges during BCS' management period.)

- Gas Charges - The strata manager confirms that the charges for the additional gas points for the

1

s Page 1 of 2

2018 year (which had been inadvertently deleted from owners levy accounts due to Waratah's IT Incident) and the charge for the 2019 year have been charged to all relevant levy accounts. It was also noted that the following decision was made at the strata committee meeting held on 20 July 2017: *"The historical charges to lot owners for additional gas points was discussed. The strata manager advised that a thorough review of the BCS records has been carried out, including a request for further information from BCS, and it is still not possible to accurately confirm the amounts that have been charged to and paid by the respective lot owners. It is the view of the strata committee that the cost of carrying out a forensic audit of the strata accounts over many years would far exceed the amount of any unpaid additional gas charges and therefore the cost of this exercise could not be justified. Resolved that a motion is to be placed on the Annual General Meeting agenda to allow owners to vote on whether a forensic audit of the gas charges is to be carried out or whether it will be deemed that all gas charges are paid up to date. (Note: In the accounts provided by BCS at the change of strata manager they indicate General Debtors in relation to gas charges totalling \$1,411.66, of which only \$91.66 relates to strata committee members. The committee do not believe this information is accurate but have deferred this decision to be made at the AGM so there is no question of a conflict of interest by the committee.)"* It is noted that the above motion was not included on the agenda of the following AGM, therefore the strata committee will include this motion on the agenda of the 2019 AGM.

Waratah Strata Management, with delegated duties, had and still has obligation to apply correct levies and ensure owners corporation receives rightful income. There is no need for owners corporation to spend any money for "forensic audit of gas levies in the financials". Scaremongering owners by Waratah Strata Management.

Lot 158, in the worst case, will 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.

- Waratah Strata Management and EC members provided conflicting information in the Minutes of EC meetings on 21st of March 2019 and 2nd of May 2019.
- In Minutes of EC meeting on 21 March 2019 it was claimed that financials for period prior to 1 February 2017 were missing (BCS' management period):
- *"As the result of the missing USB, it will be impossible to determine the history of the gas point fee charges during BCS' management period"*
- In Minutes of EC meeting on 2nd of May 2019 and in email to Lot owner on the same day it was claimed that ALL financials were intact.
- As well, Minutes of EC meeting on 2 May 2019 said: "2018 year, which had been inadvertently deleted from owners levy account due to Waratah IT incident"... Waratah IT Incident was allegedly on 1st of February 2019. What does it have to do with applying gas levies during FY 2018 in 2018?
- These three statements by Waratah Strata Management are 100% opposite of each other.

As regulated by Fair Trading and strata act:

- Each owner and/or property manager needs to be aware of their owners corporation levy cycle.
- Regular periodic contributions to the administrative fund and sinking fund of an owners corporation are taken to have been duly levied on an owner of a lot even though notice levying the contributions was not served on the owner.
- If money is not received to the trust account at the end of one month after it is due and payable, it bears interest at the rate of 10% per year (as prescribed by the regulations) from the due date until it is paid.
- Owners corporation may, by special resolution at general meeting, determine (either generally or in particular case) that a contribution is to bear no interest.
- Strata manager does not have authority to waive the interest as it is not money owing to the strata manager.
- The Courts have determined that non-receipt of a levy notice is not a sufficient reason for non-payment.
- If a lot is sold and there are unpaid levies, then both the owner at the time the contributions were levied and the new owner are jointly and severally liable for the payment of the contribution and the interest payable.

SP52948 – Extract from email by Waratah Strata Management to Fair Trading NSW in relation to lost USB and hacking attack on 17th of May 2019

In April 2018 Mr Baljevic alleged criminal activity by the Owners Corporation with the Police. We were not made aware of the nature of that allegation, but were made aware that it related to the period when the property was managed by BCS Strata Management. On 5/4/18 Detective Sergeant Steve Benson of Eastwood Police came to our office to investigate the issue. To assist DS Benson we provided him with our copy of the USB provided by BCS at the change of strata managers so he could thoroughly review all of the records. We were some time later advised by DS Benson that he had been transferred to the Hunter Valley and that the USB had been lost. A copy of the relevant correspondence with DS Benson is available if required. Both myself and DS Benson have requested BCS to provide another copy of that USB, but that has not been forthcoming. Mr Baljevic has advised that he has 4 copies of that USB (which he copied when he came in to inspect the OC Records). We have asked him to provide us with a copy and he has responded that he wants \$250 for his time to copy the USB. We have not yet had an opportunity to discuss that with the strata committee.

In February 2019 Waratah Strata's computers were attacked by ransomware. A copy of the incident report obtained by the solicitors acting for our cybercrime insurance company is attached. As a result of that attack we have lost a considerable amount of our electronic archive records. All of our financial records are intact and we have a substantial amount of paper records, including hard copies of all strata meeting agendas and minutes. We also have email records for the last 1-2 years. We have however lost documents such as copies of invoices paid, copies of levy notices issued and other electronic-only records.

Evidence of Waratah Strata Management website still having no SP52948 strata files on 29th of March 2019

https://www.lookatmystrata.com.au/187035/Documents/Index

WARATAH
Strata Management

Logged in as 00003845

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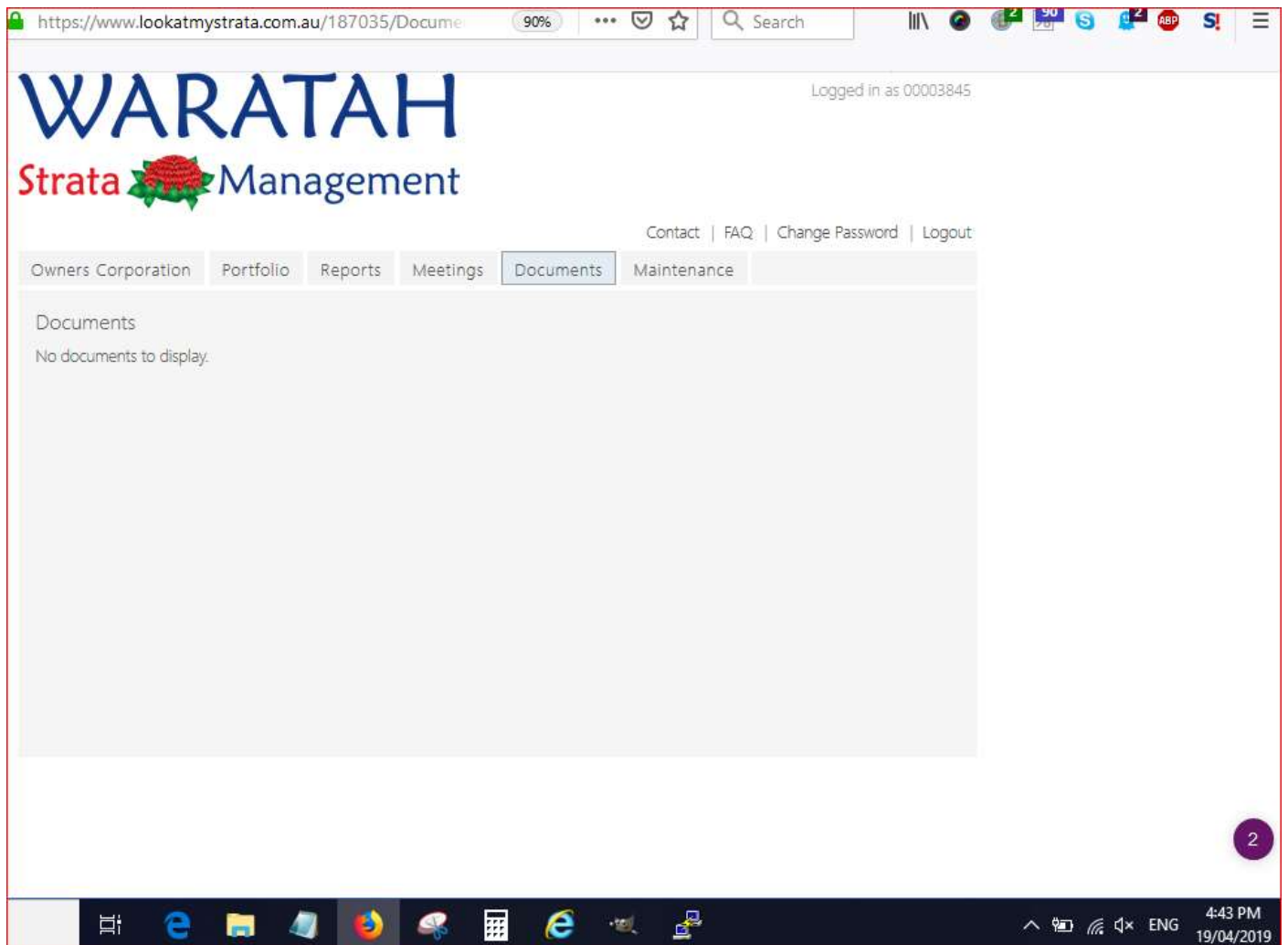
Documents

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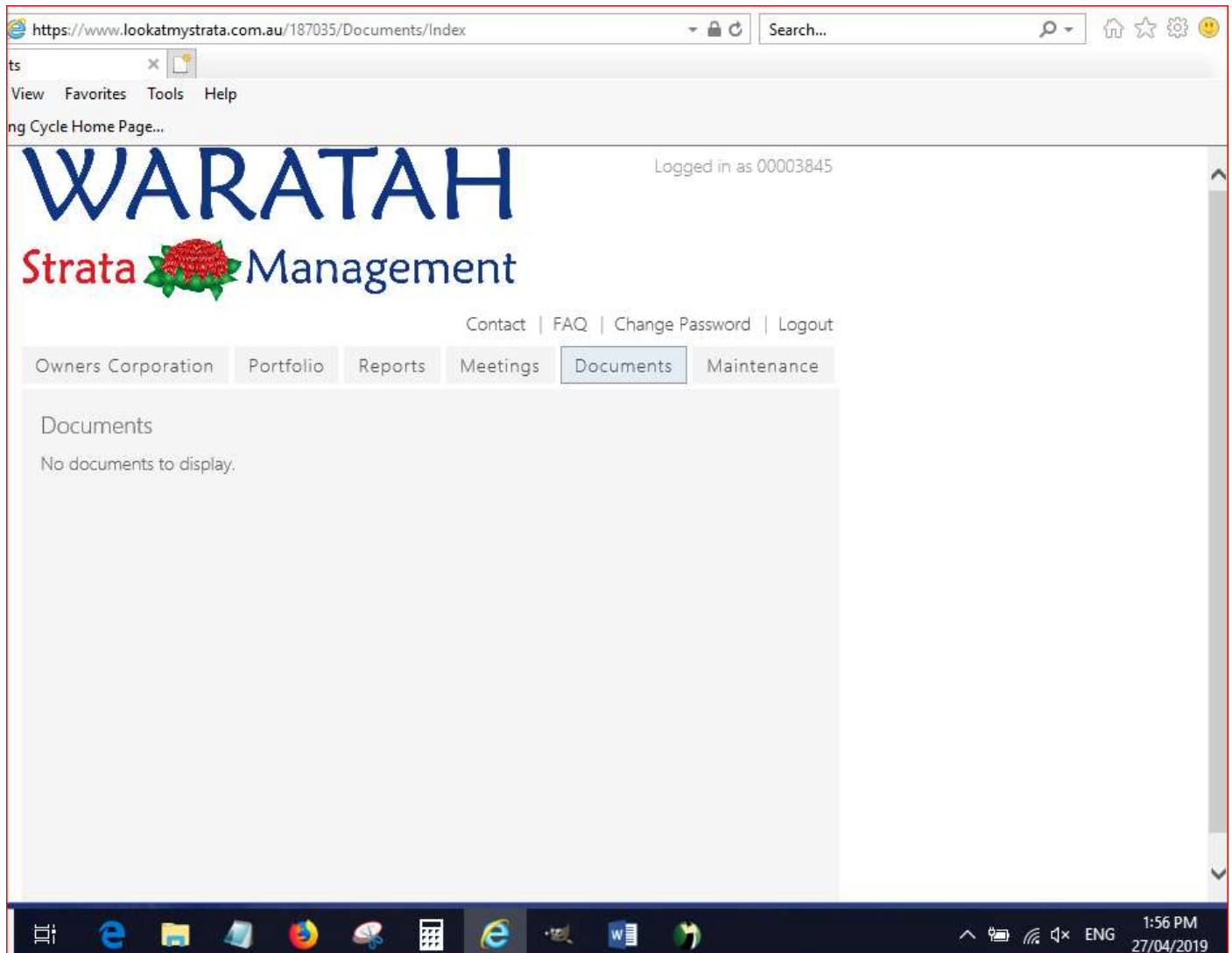
2

6:32 PM
29/03/2019

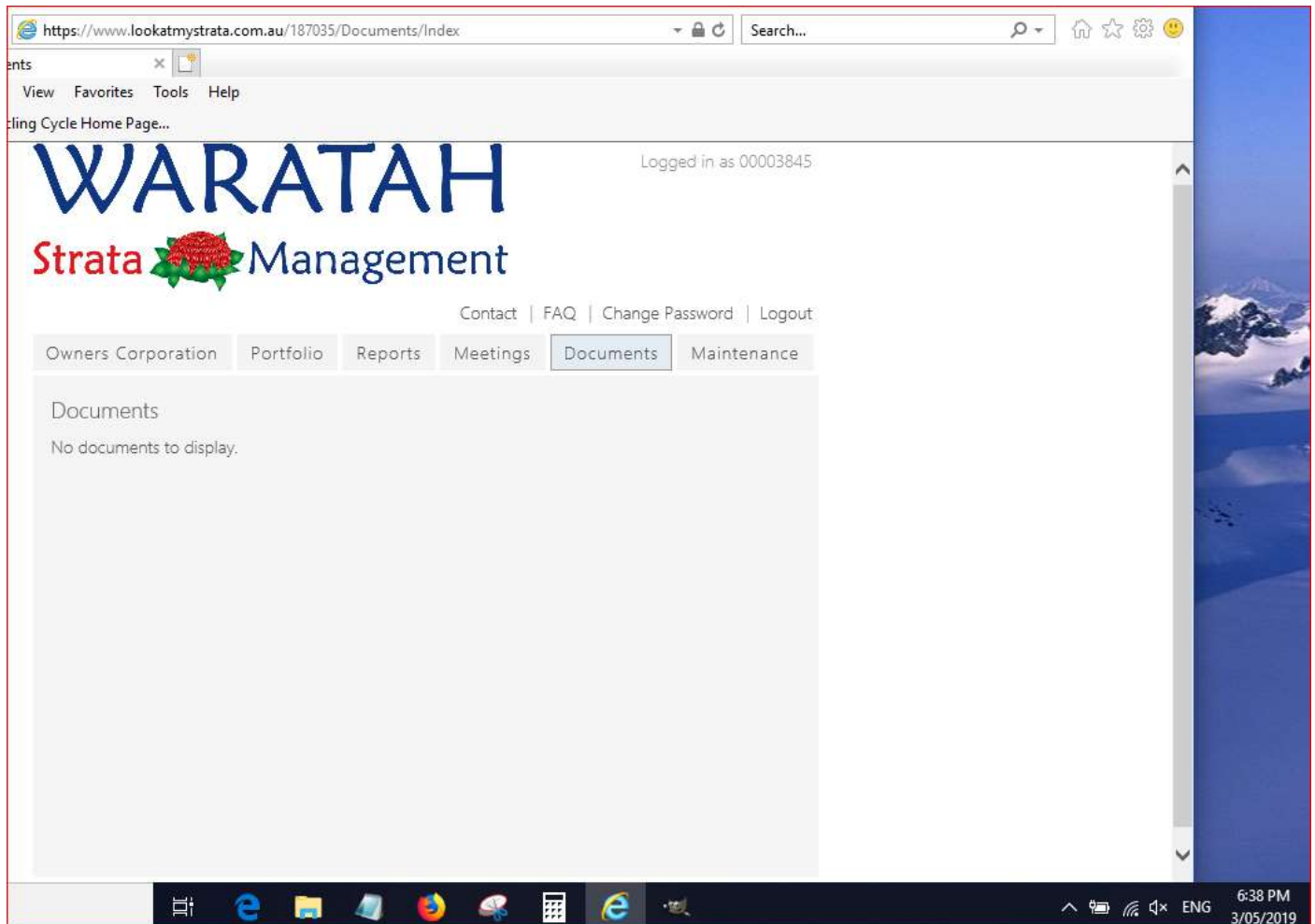
Evidence of Waratah Strata Management website still having no SP52948 strata files on 19th of April 2019



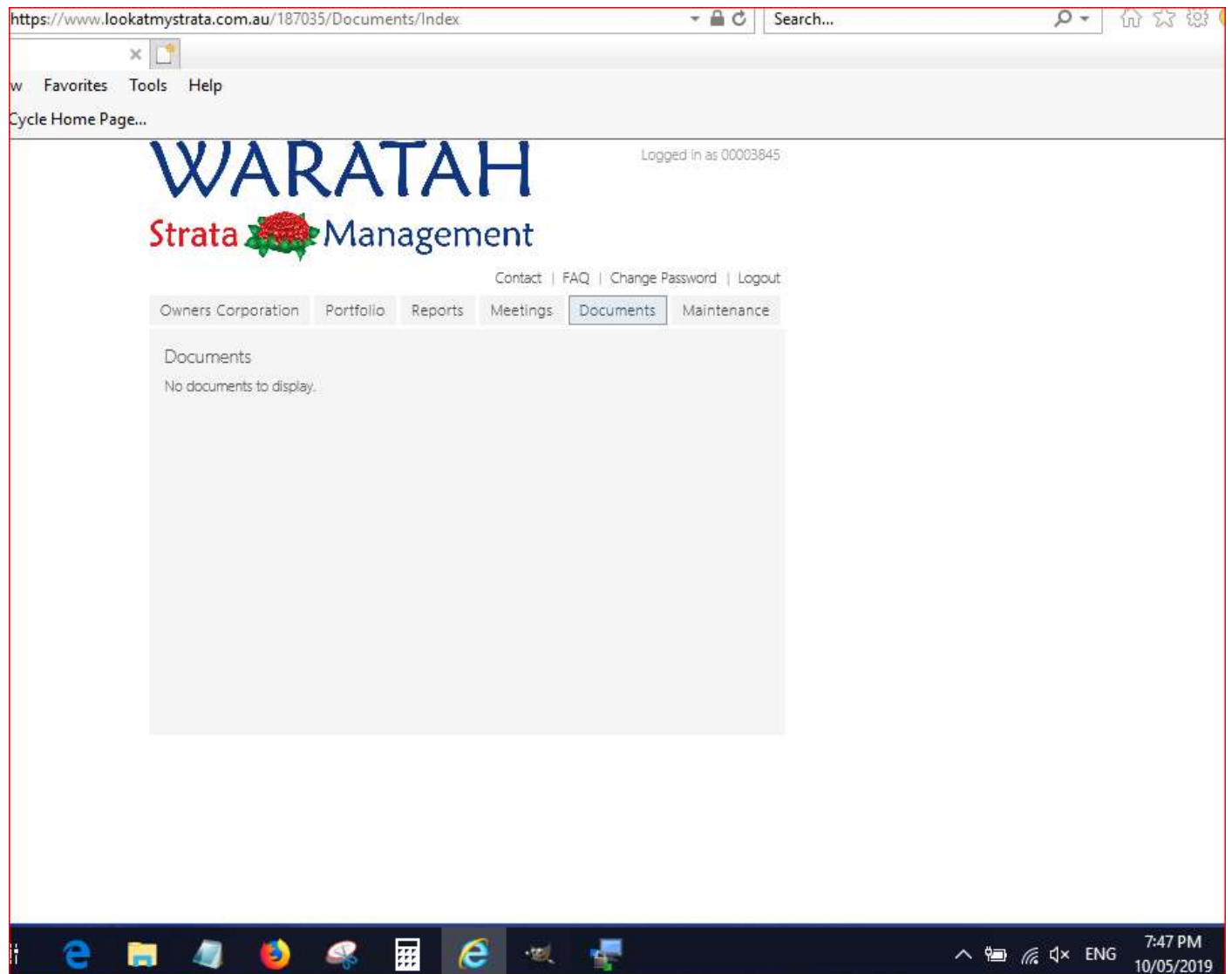
Evidence of Waratah Strata Management website still having no SP52948 strata files on 27th of April 2019



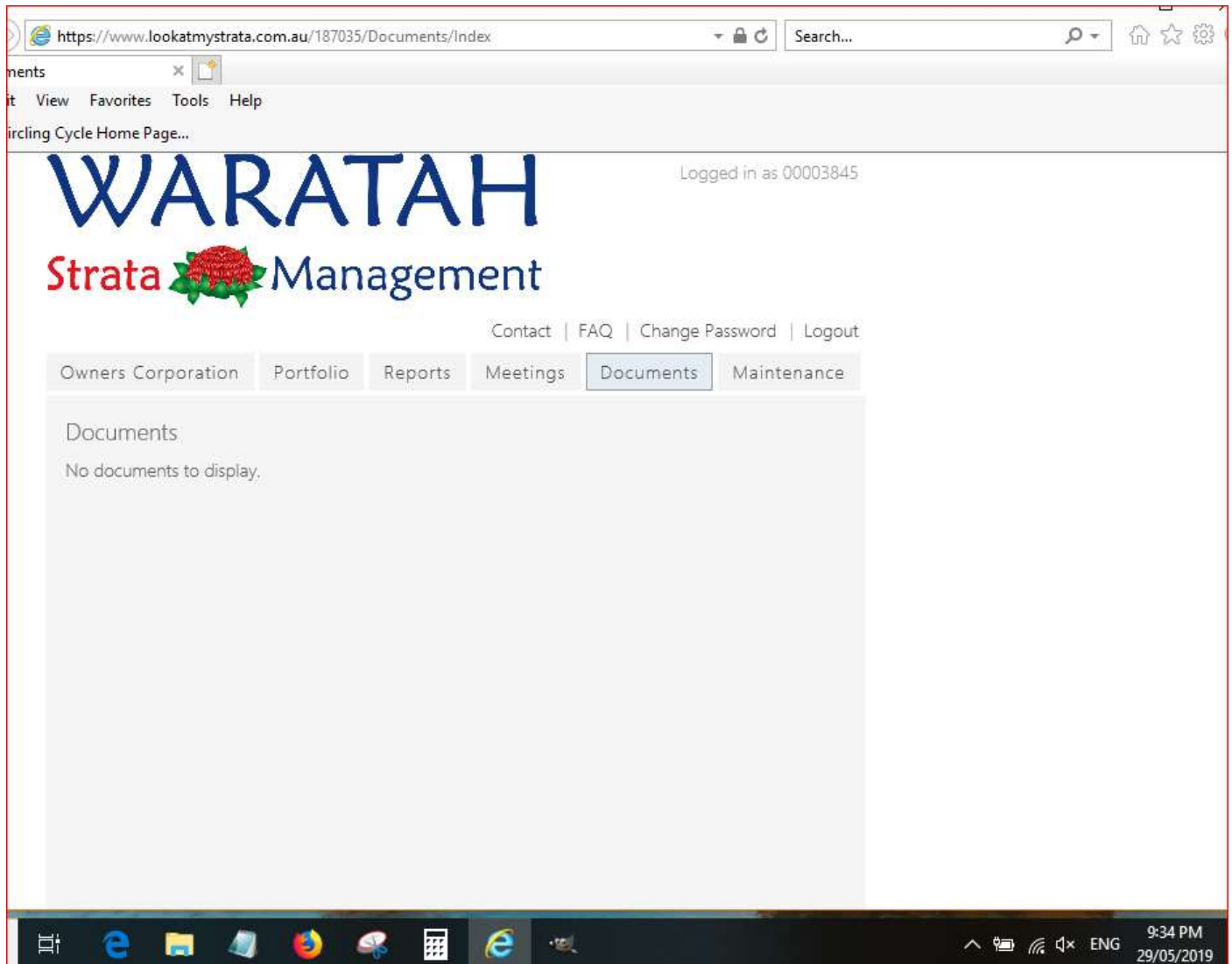
Evidence of Waratah Strata Management website still having no SP52948 strata files on 3rd of May 2019



Evidence of Waratah Strata Management website still having no SP52948 strata files on 10th of May 2019



Evidence of Waratah Strata Management website still having no SP52948 strata files on 29th of May 2019



Evidence of Waratah Strata Management website with very limited number SP52948 strata files on 10th of July 2019

https://www.lookatmystrata.com.au/187035/Documents/Index

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Documents

Plan	Document type	Description	Date
52948	MINUTE BOOK		27/06/2019
52948	Levy Notice	August 2019	17/06/2019
52948	Misc Owner Invoice	May 2019	31/05/2019
52948	MINUTE BOOK		08/05/2019
52948	Sec 22 Notices, Change of Owner Details		30/04/2019
52948	Sec 22 Notices, Change of Owner Details		30/04/2019
52948	MINUTE BOOK		26/04/2019
52948	By Laws		10/04/2019
52948	By Laws		29/03/2019
52948	MINUTE BOOK		28/03/2019
52948	Registered Strata Plan		28/03/2019
52948	Certificate of Title		26/03/2019
52948	Insurance Valuation, Land Valuation		26/03/2019
52948	Insurance Policy		26/03/2019
52948	MINUTE BOOK		18/03/2019
52948	Levy Notice	May 2019	13/03/2019
52948	Audit Report		31/08/2018
52948	MINUTE BOOK		24/10/2017
52948	MINUTE BOOK		10/10/2017

6:33 PM 10/07/2019

WARATAH
Strata Management

Income & Expenditure Report for the financial year to 31/08/2018

Waratah Strata Management
ABN 75 161 033 745
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9599
Fax (02) 9114 9598
www.waratahstrata.com.au

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period	Annual budget	Previous year
01/09/2017-31/08/2018	01/09/2017-31/08/2018	01/09/2016-31/08/2017

Reimbursements - Gas Usage

3,436.15

4,000.00

1,680.81

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period	Annual budget	Previous year
01/09/2017-31/08/2018	01/09/2017-31/08/2018	01/09/2016-31/08/2017

Reimbursements - Water Usage

5,466.13

8,000.00

3,634.76

Utility--Electricity

61,842.30

60,000.00

56,844.22

Utility--Gas

30,883.00

30,000.00

27,835.96

Utility--Water & Sewerage

94,522.13

88,000.00

85,965.14

Total expenses

803,707.53

851,100.00

779,481.08

Surplus/Deficit

(25,361.83)

(91,000.00)

18,519.06



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 10/10/2018

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period

01/09/2018-10/10/2018

Previous year

01/09/2017-31/08/2018

Reimbursements - Gas Usage	224.74	3,436.15
Reimbursements - Water Usage	475.52	5,466.13
Utility--Electricity	4,609.57	61,842.30
Utility--Gas	8,466.43	30,883.00
Utility--Water & Sewerage	(22,000.00)	94,522.13
<i>Total expenses</i>	118,385.25	803,707.53
Surplus/Deficit	8,024.57	(25,361.83)
Opening balance	119,267.19	144,629.02
Closing balance	\$127,291.76	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 03/12/2018

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

Administrative Fund

Current period

01/09/2018-03/12/2018

Previous year

01/09/2017-31/08/2018

Reimbursements - Gas Usage	516.59	3,436.15
Reimbursements - Water Usage	1,328.20	5,466.13
Utility--Electricity	11,555.88	61,842.30
Utility--Gas	8,466.43	30,883.00
Utility--Water & Sewerage	1,741.12	94,522.13
<i>Total expenses</i>	217,387.50	803,707.53
Surplus/Deficit	98,168.80	(25,361.83)
Opening balance	119,267.19	144,629.02
Closing balance	\$217,435.99	\$119,267.19



Income & Expenditure Report for the financial year-to-date 01/09/2018 to 29/03/2019

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Reimbursements - Gas Usage

630.67

3,711.23

29/03/2019

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Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

	Current period 01/09/2018-29/03/2019	Previous year 01/09/2017-31/08/2018
Reimbursements - Water Usage	2,977.75	5,062.25
Utility--Electricity	67,002.40	67,023.21
Utility--Gas	3,165.99	17,702.09
Utility--Water & Sewerage	48,287.20	72,522.13
Total expenses	426,442.04	839,847.81
Surplus/Deficit	(30,431.75)	61,641.31
Opening balance	206,270.33	144,629.02
Closing balance	\$175,838.58	\$206,270.33



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 01/04/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period
 01/09/2018-01/04/2019

Previous year
 01/09/2017-31/08/2018

181100	Reimbursements - Gas Usage	630.67	3,711.23
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Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period
 01/09/2018-01/04/2019

Previous year
 01/09/2017-31/08/2018

181101	Reimbursements - Water Usage	2,977.75	5,062.25
190200	Utility--Electricity	67,002.40	67,023.21
190400	Utility--Gas	3,165.99	17,702.09
191200	Utility--Water & Sewerage	48,287.20	72,522.13
<i>Total expenses</i>		426,442.04	839,847.81



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 09/04/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period
 01/09/2018-09/04/2019

Previous year
 01/09/2017-31/08/2018

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Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

		Current period 01/09/2018-09/04/2019	Previous year 01/09/2017-31/08/2018
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	630.67	3,711.23
181101	Reimbursements - Water Usage	2,977.75	5,062.25
190200	Utility--Electricity	67,002.40	67,023.21
190400	Utility--Gas	3,165.99	17,702.09
191200	Utility--Water & Sewerage	70,520.32	72,522.13
<i>Total expenses</i>		504,703.47	839,847.81



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 19/04/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period
 01/09/2018-19/04/2019

Previous year
 01/09/2017-31/08/2018

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Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

		Current period 01/09/2018-19/04/2019	Previous year 01/09/2017-31/08/2018
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	691.60	3,731.03
181101	Reimbursements - Water Usage	3,597.59	5,141.81
190200	Utility--Electricity	62,002.40	72,023.21
190400	Utility--Gas	165.99	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		537,574.43	812,704.70



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 27/04/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period
 01/09/2018-27/04/2019

Previous year
 01/09/2017-31/08/2018

Administrative Fund

	Current period 01/09/2018-27/04/2019	Previous year 01/09/2017-31/08/2018
179206 Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00
180000 Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100 Reimbursements - Gas Usage	691.60	3,731.03
181101 Reimbursements - Water Usage	3,597.59	5,141.81
190200 Utility--Electricity	62,002.40	72,023.21
190400 Utility--Gas	165.99	20,702.09
191200 Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>	540,429.31	801,067.83
Surplus/Deficit	(18,345.48)	(25,361.83)
Opening balance	119,267.19	144,629.02
Closing balance	\$100,921.71	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 30/04/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period

01/09/2018-30/04/2019

Previous year

01/09/2017-31/08/2018

179206	Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	691.60	3,731.03
181101	Reimbursements - Water Usage	3,597.59	5,141.81
190200	Utility--Electricity	62,002.40	72,023.21
190400	Utility--Gas	165.99	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
	<i>Total expenses</i>	541,084.24	801,067.83
Surplus/Deficit		(19,185.17)	(25,361.83)
	Opening balance	119,267.19	144,629.02
Closing balance		\$100,082.02	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 03/05/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period

01/09/2018-03/05/2019

Previous year

01/09/2017-31/08/2018

Administrative Fund

Current period

01/09/2018-03/05/2019

Previous year

01/09/2017-31/08/2018

179206	Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	691.60	3,731.03
181101	Reimbursements - Water Usage	3,597.59	5,141.81
190200	Utility--Electricity	62,002.40	72,023.21
190400	Utility--Gas	165.99	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		544,200.90	801,067.83
Surplus/Deficit		178,001.12	(25,361.83)
Opening balance		119,267.19	144,629.02
Closing balance		\$297,268.31	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 10/05/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period

01/09/2018-10/05/2019

Previous year

01/09/2017-31/08/2018

Administrative Fund

Current period

01/09/2018-10/05/2019

Previous year

01/09/2017-31/08/2018

179206	Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	691.60	3,731.03
181101	Reimbursements - Water Usage	3,597.59	5,141.81
190200	Utility--Electricity	46,830.66	72,023.21
190400	Utility--Gas	15,337.73	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		575,856.97	801,067.83
Surplus/Deficit		146,347.24	(25,361.83)
Opening balance		119,267.19	144,629.02
Closing balance		\$265,614.43	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 29/05/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
 Park NSW 2113

Administrative Fund

Current period

01/09/2018-29/05/2019

Previous year

01/09/2017-31/08/2018

179206	Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00
180000	Maint Grounds--Tree Lopping/Removal	2,027.27	12,748.48
181100	Reimbursements - Gas Usage	715.50	3,731.03
181101	Reimbursements - Water Usage	3,691.19	5,141.81
190200	Utility--Electricity	52,958.15	72,023.21
190400	Utility--Gas	15,337.73	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
	<i>Total expenses</i>	587,062.13	801,067.83
	Surplus/Deficit	135,098.72	(25,361.83)
	Opening balance	119,267.19	144,629.02
	Closing balance	\$254,365.91	\$119,267.19



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Income & Expenditure Report for the financial year-to-date 01/09/2018 to 10/07/2019

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
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Administrative Fund

Current period

Previous year

01/09/2018-10/07/2019

01/09/2017-31/08/2018

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

Current period

Previous year

01/09/2018-10/07/2019

01/09/2017-31/08/2018

179206	Maint Grounds--Pool Sauna/Equipment	120.00	2,835.00
180000	Maint Grounds--Tree Lopping/Removal	2,027.27	12,748.48
181000	Prior Period GST Expense Adjustment-Admin	47.07	0.00
181100	Reimbursements - Gas Usage	837.78	3,731.03
181101	Reimbursements - Water Usage	4,281.91	5,141.81
190200	Utility--Electricity	70,755.92	72,023.21
190400	Utility--Gas	16,002.49	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		684,229.90	801,067.83
Surplus/Deficit		38,914.21	(25,361.83)
Opening balance		119,267.19	144,629.02
Closing balance		\$158,181.40	\$119,267.19