

Contents

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 21 st of March 2019 and 2 nd of May 2019.....	4
Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 10 th of October 2018.....	10
Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 3 rd of December 2018.....	11
Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 29 th of March 2019	12
Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 1 st of April 2019...	13
Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 9 th of April 2019...	14
Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 19 th of April 2019.	15
Waratah Strata Management – Highly dubious figures for SP52948 FY 2018 utility expenses on 27 th of April 2019.	16
Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 3 rd of May 2019.....	17
Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 10 th of May 2019.....	18
Waratah Strata Management – Figures for SP52948 FY 2018 utility expenses on 29 th of May 2019.....	19
Waratah Strata Management reporting loss of SP52948 strata files to Lot 158 on 1 st of March 2019.....	20
Waratah Strata Management sending letter reporting loss of SP52948 strata files to all owners on 12 th of March 2019.....	21
Screenshot from published SP52948 Minutes of the Executive Committee Meeting allegedly held on 21 st of March 2019 on notice boards by Waratah Strata Management.....	23
Screenshot from published SP52948 Minutes of the Executive Committee Meeting allegedly held on 2 nd of May 2019.....	24
Evidence of Waratah Strata Management website having no SP52948 strata files on 29 th of March 2019.....	26
Evidence of Waratah Strata Management website having no SP52948 strata files on 19 th of April 2019.....	27
Evidence of Waratah Strata Management website still having no SP52948 strata files on 27 th of April 2019.....	28
Evidence of Waratah Strata Management website having no SP52948 strata files on 3 rd of May 2019.....	29
Evidence of Waratah Strata Management website having no SP52948 strata files on 10 th of May 2019.....	30
Evidence of Waratah Strata Management website having no SP52948 strata files on 29 th of May 2019.....	31
Waratah Strata Management - Agenda for SP52948 Annual General Meeting 2018.....	32
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 10 th of October 2018	33
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 3 rd of December 2018	34
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 29 th of March 2019	35
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 1 st of April 2019.....	36
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 9 th of April 2019.....	37
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 19 th of April 2019...	38
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 27 th of April 2019...	39
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 30 th of April 2019...	40
Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 3 rd of May 2019.....	41

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 10th of May 2019....42

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 29th of May 2019....43

Strata Plan SP52948

1-15 Fontenoy Road, Macquarie Park, NSW 2113

Updated in May 2019

A few examples of dubious data in financial statements as provided by Waratah Strata Management is shown for payments and earnings from utilities (water, gas, electricity) for FY 2018. This was presented to Waratah Strata Management and Economos (financial auditors) and a reply was never received.

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.

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

Each of 11 owners with proven unpaid levies for gas heating was personally contacted with detailed report of their debt number of times since November 2018 and none of them offered any evidence to refute or correct the above statements.

[SP52948-Solicitor-Adrian-Mueller-confirming-many-strata-files-likely-not-available-including-files-listed-in-Statutory-Declaration-requested-by-Police-in-fraud-investigations-14Nov2019](#)

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 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 ad Expenditure report dated 29th of May 2019 – levy income of \$4,724.93 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:

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.

Waratah Strata Management confirmed that SP52948 were loaded into Waratah computer systems on 9th of February 2017.

Waratah Strata Management 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:

**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

**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

**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

**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
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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

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 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
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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 October 2018.

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 10th of October 2018.

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  ↩ Reply → Forward 📁 Archive 🗑️ Junk 🗑️ Delete More ▾

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 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

Screenshot from published SP52948 Minutes of the Executive Committee Meeting allegedly held on 21st of March 2019 on notice boards by Waratah Strata Management

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.)

Screenshot from published SP52948 Minutes of the Executive Committee Meeting allegedly held on 2nd of May 2019

- 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 obligation to apply correct levies and ensure owners corporation receives rightful income.

Lot 158, offered to provide forensic auditors (reputable Certified Practising Accountants (CPA)) to SP52048 for free.

- 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.

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

The screenshot shows a web browser window with the address bar displaying <https://www.lookatmystrata.com.au/187035/Documents/Index>. The page header features the "WARATAH Strata Management" logo, with "WARATAH" in large blue letters and "Strata Management" in smaller red and blue letters, accompanied by a red rose icon. A "Logged in as" link is visible in the top right. A navigation menu includes "Owners Corporation", "Portfolio", "Reports", "Meetings", "Documents" (which is highlighted), and "Maintenance". Additional links for "Contact", "FAQ", "Change Password", and "Logout" are located above the menu. The main content area is titled "Documents" and contains the text "No documents to display." A purple circular notification badge with the number "2" is positioned in the bottom right corner of the page. The Windows taskbar at the bottom shows the system tray with the date "29/03/2019" and time "6:32 PM", along with various application icons.

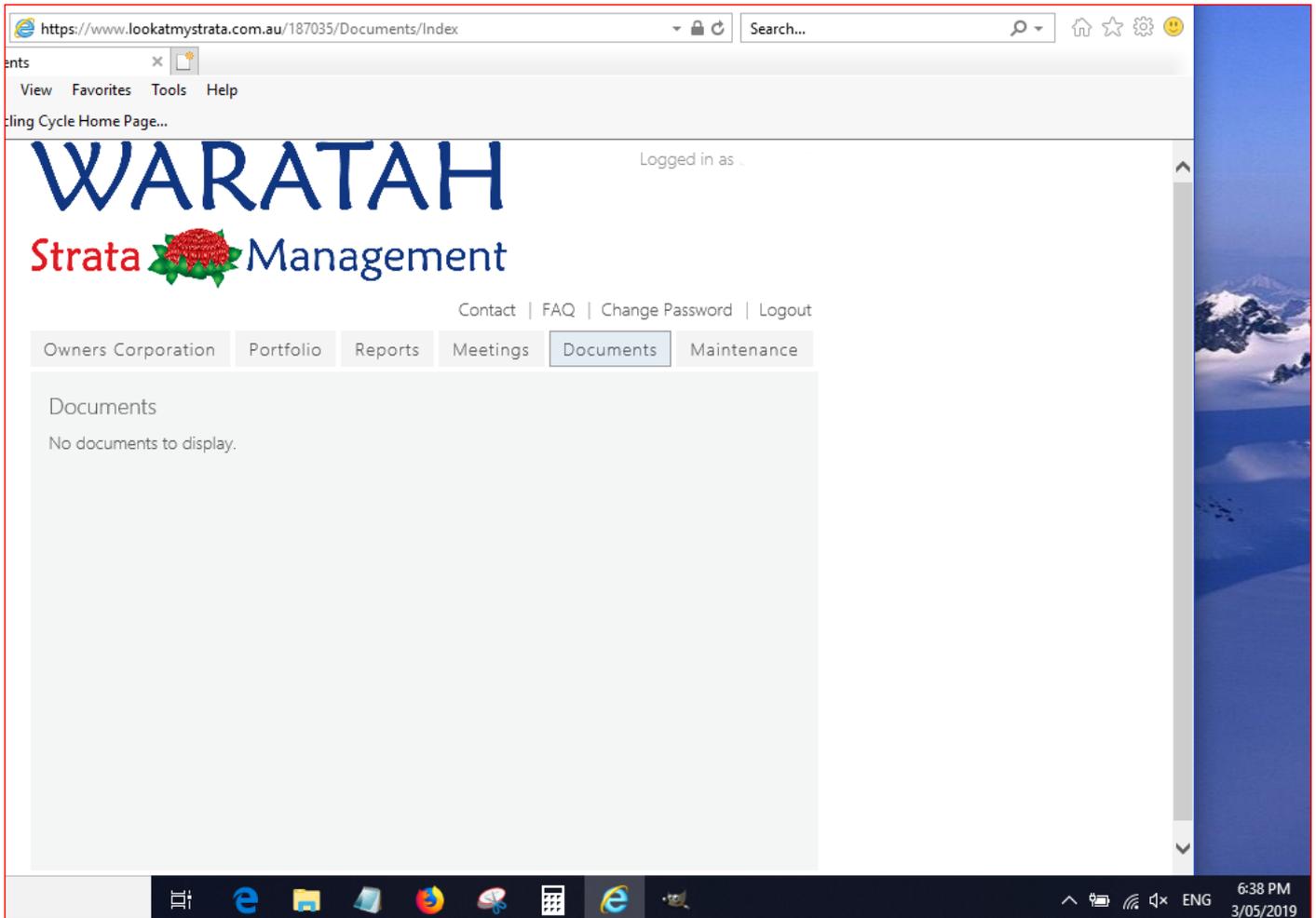
Evidence of Waratah Strata Management website having no SP52948 strata files on 19th of April 2019

The screenshot shows a web browser window with the URL <https://www.lookatmystrata.com.au/187035/Docume>. The page header features the 'WARATAH Strata Management' logo and a 'Logged in a' status. A navigation menu includes 'Owners Corporation', 'Portfolio', 'Reports', 'Meetings', 'Documents', and 'Maintenance'. The 'Documents' section is active, displaying the text 'Documents' and 'No documents to display.' The browser's taskbar at the bottom shows the time as 4:43 PM on 19/04/2019.

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

The screenshot shows a web browser window with the URL <https://www.lookatmystrata.com.au/187035/Documents/Index>. The page header features the 'WARATAH Strata Management' logo and a navigation menu with links for 'Owners Corporation', 'Portfolio', 'Reports', 'Meetings', 'Documents', and 'Maintenance'. The 'Documents' section is active, displaying the text 'Documents' and 'No documents to display.' The Windows taskbar at the bottom shows the time as 1:56 PM on 27/04/2019.

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



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

The screenshot shows a web browser window with the address bar displaying `https://www.lookatmystrata.com.au/187035/Documents/Index`. The browser's address bar includes a search field and navigation icons. The website header features the 'WARATAH Strata Management' logo, with 'WARATAH' in large blue letters and 'Strata Management' in red and blue. A navigation menu includes links for 'Owners Corporation', 'Portfolio', 'Reports', 'Meetings', 'Documents', and 'Maintenance'. The 'Documents' section is active, showing the text 'Documents' and 'No documents to display.' The browser's taskbar at the bottom shows various application icons and system tray information, including the time '7:47 PM' and date '10/05/2019'.

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

The screenshot shows a web browser window with the address bar displaying <https://www.lookatmystrata.com.au/187035/Documents/Index>. The browser's address bar includes a search field and navigation icons. The website header features the "WARATAH Strata Management" logo, with "WARATAH" in large blue letters and "Strata Management" in red and blue. A "Logged in as" indicator is visible in the top right. A navigation menu includes links for "Contact", "FAQ", "Change Password", and "Logout". Below this, a secondary menu contains "Owners Corporation", "Portfolio", "Reports", "Meetings", "Documents", and "Maintenance". The "Documents" section is active, displaying the heading "Documents" and the message "No documents to display." The Windows taskbar at the bottom shows the time as 9:34 PM on 29/05/2019, along with system icons for network, volume, and language (ENG).

Waratah Strata Management - Agenda for SP52948 Annual General Meeting 2018



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**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	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
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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

<i>Total expenses</i>	803,707.53	851,100.00	779,481.08
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Surplus/Deficit	(25,361.83)	(91,000.00)	18,519.06
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Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 10th of October 2018



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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>	<u>118,385.25</u>	<u>803,707.53</u>
Surplus/Deficit	<u>8,024.57</u>	<u>(25,361.83)</u>
Opening balance	119,267.19	144,629.02
Closing balance	<u><u>\$127,291.76</u></u>	<u><u>\$119,267.19</u></u>

Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 3rd of December 2018



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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>	<u>217,387.50</u>	<u>803,707.53</u>
Surplus/Deficit	<u>98,168.80</u>	<u>(25,361.83)</u>
Opening balance	119,267.19	144,629.02
Closing balance	<u>\$217,435.99</u>	<u>\$119,267.19</u>

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 29th of March 2019



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

Reimbursements - Gas Usage

630.67

3,711.23

29/03/2019 18:35 Web generated report Waratah Strata Management Pty Ltd Page 2

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
<i>Total expenses</i>	<u>426,442.04</u>	<u>839,847.81</u>
Surplus/Deficit	<u>(30,431.75)</u>	<u>61,641.31</u>
Opening balance	206,270.33	144,629.02
Closing balance	<u>\$175,838.58</u>	<u>\$206,270.33</u>

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 1st of April 2019



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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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01/04/2019	18:12	Web generated report	Waratah Strata Management Pty Ltd	Page 2
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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

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>		<u>504,703.47</u>	<u>839,847.81</u>

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 19th of April 2019



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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

19/04/2019 16:48 Web generated report Waratah Strata Management Pty Ltd Page 2

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>		<u>537,574.43</u>	<u>812,704.70</u>

Waratah Strata Management - Web-generated report for SP52948 Income & Expenditure on 27th of April 2019



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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>	<u>540,429.31</u>	<u>801,067.83</u>
Surplus/Deficit	<u>(18,345.48)</u>	<u>(25,361.83)</u>
Opening balance	119,267.19	144,629.02
Closing balance	<u><u>\$100,921.71</u></u>	<u><u>\$119,267.19</u></u>

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>	<u>541,084.24</u>	<u>801,067.83</u>
	Surplus/Deficit	<u>(19,185.17)</u>	<u>(25,361.83)</u>
	Opening balance	119,267.19	144,629.02
	Closing balance	<u><u>\$100,082.02</u></u>	<u><u>\$119,267.19</u></u>

Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 3rd of May 2019



Waratah Strata Management
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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
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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

Waratah Strata Management – Web-generated report for SP52948 Income & Expenditure on 10th of May 2019



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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
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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>	<u>587,062.13</u>	<u>801,067.83</u>
	Surplus/Deficit	<u>135,098.72</u>	<u>(25,361.83)</u>
	Opening balance	119,267.19	144,629.02
	Closing balance	<u><u>\$254,365.91</u></u>	<u><u>\$119,267.19</u></u>