

Date	Admin Fund Balance	Comment
31/01/2017	\$129,704.57	Change BCS Strata Management to Waratah Strata Management
28/02/2017	\$288,552.51	
30/04/2017	\$135,012.17	End of FY quarter
31/07/2017	\$152,916.30	End of FY quarter
31/10/2017	\$100,815.56	End of FY quarter
31/12/2017	\$182,979.04	
31/01/2018	\$108,936.47	End of FY quarter
30/04/2018	\$123,012.91	End of FY quarter
31/07/2018	\$145,119.88	End of FY quarter
31/10/2018	\$80,599.23	End of FY quarter
31/12/2018	\$158,913.31	
31/01/2019	\$84,559.32	End of FY quarter
30/04/2019	\$99,934.95	End of FY quarter
10/07/2019	\$158,181.40	
31/07/2019	\$148,247.36	End of FY quarter
31/08/2019	\$167,231.72	End of FY 2019
12/09/2019	\$202,523.24	
12/10/2019	-\$80,003.34	
17/10/2019	-\$131,852.25	<b>Day of Annual General Meeting, Waratah Strata Management did not allow owners to have this information</b>
31/10/2019	\$37,259.31	End of FY quarter
14/12/2019	\$145,404.20	
31/12/2019	\$100,772.58	
25/01/2020	\$87,537.36	
31/01/2020	\$81,654.32	End of FY quarter
17/04/2020	\$94,415.82	
30/04/2020	\$85,707.93	End of FY quarter
30/07/2020	\$96,907.38	
31/07/2020	\$96,907.38	End of FY quarter
05/10/2020	\$150,004.16	
10/10/2020	\$155,409.14	
22/10/2020	\$14,411.82	<b>Day of Annual General Meeting, Waratah Strata Management did not allow owners to have this information</b>
31/10/2020	\$8,368.92	End of FY quarter
31/12/2020	\$55,699.04	
31/01/2021	-\$18,794.90	End of FY quarter
30/04/2021	-\$25,254.77	End of FY quarter
25/04/2021	-\$24,560.03	
31/07/2021	-\$22,323.34	End of FY quarter
28/10/2021	\$1,019.14	<b>Day of Annual General Meeting, Waratah Strata Management did not allow owners to have this information</b>
31/10/2021	-\$120,210.65	End of FY quarter; Three days after Annual General Meeting
08/12/2021	\$1,263.46	
31/12/2021	-\$49,429.69	
10/01/2022	-\$53,002.08	
24/01/2022	-\$112,421.07	
30/01/2022	-\$116,068.14	
31/01/2022	-\$123,708.05	End of FY quarter
27/02/2022	\$21,931.68	
11/03/2022	-\$16,236.00	
24/03/2022	-\$28,287.34	
13/04/2022	-\$61,745.99	
30/04/2022	-\$93,147.13	End of FY quarter
31/07/2022	-\$61,290.46	End of FY quarter
07/10/2022	-\$131,239.39	
10/10/2022	-\$167,486.93	
27/10/2022	-\$203,914.85	<b>Day of Annual General Meeting, Waratah Strata Management did not allow owners to have this information</b>
31/10/2022	-\$203,913.63	End of FY quarter
04/11/2022	-\$22,211.27	Four days after collection of new levies, where there was no new income until 1 February 2023
16/11/2022	-\$60,224.67	
25/12/2022	-\$130,200.95	
21/01/2023	-\$134,323.44	Monthly payment to Uniqueco Property Services in amount of around \$28,000 and third reimbursement to insurance company in amount of \$4,545.45 were not listed in accounting files by Waratah Strata Management for January 2023
25/01/2023	-\$166,116.59	\$28,311.75 listed as payment to Uniqueco Property Services

31/01/2023	-\$166,111.44	End of FY quarter. Third reimbursement to insurance company in amount of \$4,545.45 was not listed in accounting files by Waratah Strata Management for January 2023
2/02/2023	-\$2,643.41	Two days after collection of new levies
28/02/2023	-\$49,553.62	
31/03/2023	-\$96,937.00	
30/04/2023	-\$173,000.75	End of FY quarter as on 31 May 2023 (on 30 April 2023, Waratah Strata Management reported smaller figure - <b>\$170,670.75</b> )
01/05/2023	\$39,621.36	After collection of new levies
09/05/2023	-\$8,086.81	
31/05/2023	-\$18,635.55	
30/06/2023	-\$67,316.73	
31/07/2023	-\$119,468.05	End of FY quarter
31/08/2023	\$6,120.73	End of FY 2023; Four different versions of this figure exist: \$18,759.11 in report on 31 August 2023, \$14,903.11 in report on 6 September 2023, \$10,652.86 in report on 16 September 2023, and audited accounts on 11 December 2023 (46 days after legally due date) was \$6,120.73; number of invoices and work moved into new financial year to give appearance of positive balance
04/10/2023	-\$39,259.22	
11/10/2023	-\$239,193.82	
18/10/2023	-\$272,482.76	October 2023 monthly salary for building manager Uniqueco Property Services still outstanding
25/10/2023	-\$307,580.90	October 2023 monthly salary for building manager Uniqueco Property Services finally reported one day before AGM 2023
26/10/2023	-\$307,580.90	<b>Day of Annual General Meeting, Waratah Strata Management did not allow owners to have this information</b>
31/10/2023	-\$312,113.03	End of FY quarter
1/11/2023	-\$106,308.01	After collection of new levies
29/11/2023	-\$131,161.52	November 2023 monthly salary for building manager Uniqueco Property Services not reported until February 2024
13/12/2023	-\$148,352.97	November 2023 monthly salary for building manager Uniqueco Property Services not reported until February 2024
20/12/2023	-\$182,702.29	November 2023 monthly salary for building manager Uniqueco Property Services not reported until February 2024
18/01/2024	-\$267,755.06	November 2023 monthly salary for building manager Uniqueco Property Services not reported until February 2024
31/01/2024	-\$309,762.23	End of FY quarter; November 2023 monthly salary for building manager Uniqueco Property Services not reported until February 2024
01/02/2024	-\$60,370.94	After collection of new levies
07/03/2024	-\$187,689.84	
10/04/2024	-\$250,998.12	
30/04/2024	-\$251,697.41	End of FY quarter
01/05/2024	-\$3,632.01	After collection of new levies
16/06/2024	-\$164,511.55	
10/07/2024	-\$211,628.93	
31/07/2024	-\$261,781.53	End of FY quarter
01/08/2024	-\$16,766.81	After collection of new levies
08/08/2024	-\$63,048.35	
31/08/2024	-\$45,584.29	End of FY 2024; Five different versions of this figure exist: -\$76,650.88 in report on 31 August 2024, -\$82,495.29 in report on 5 September 2023, -\$89,919.55 in report on 13 September 2024, -\$71,490.05 in report on 17 September 2024, and -\$45,584.29 on 18 October 2024
26/09/2024	-\$124,073.56	Did not include total costs for half-year insurance renewal costs in amount of \$122,690.28 (GST excl) which Waratah Strata Management hid (additional fees: FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee)
02/10/2024	-\$124,438.24	Did not include total costs for half-year insurance renewal in amount of \$122,690.28 (GST excl) which Waratah Strata Management hid since 24 September 2024 (additional fees: FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee)
14/10/2024	-\$147,150.28	Did not include total costs for half-year insurance renewal in amount of \$122,690.28 (GST excl) which Waratah Strata Management hid since 24 September 2024 (additional fees: FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee)
16/10/2024	-\$194,340.99	Did not include total costs for half-year insurance renewal in amount of \$122,690.28 (GST excl) which Waratah Strata

19/10/2024	-\$168,185.23	Management hid since 24 September 2024 (additional fees: FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee) Did not include total costs for half-year insurance renewal in amount of \$122,690.28 (GST excl) which Waratah Strata Management hid since 24 September 2024 (additional fees: FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee)
23/10/2024	-\$294,324.93	Insurance premium for half-year renewal listed at \$122,690.28 (GST excl)
25/10/2024	-\$325,061.80	End of FY quarter, allegedly no additional expenses since 25 October 2024, <b>highest negative balance for SP52948 ever achieved, that figure does not include \$122,690.28 insurance premium (GST excl) for the second half of FY 2025. Taking that into account, more realistic negative balance (deficit) in Admin Fund on 31 August 2024 would be -\$448,132.08</b>
31/10/2024	-\$325,441.80	
01/11/2024	-\$80,061.80	After collection of new levies
24/12/2024	-\$196,041.57	Monthly salary for Uniqueco Property Services in amount of around \$38,000.00 still not listed Monthly salary for Uniqueco Property Services in amount of around \$38,000.00 still not listed Monthly salary for Uniqueco Property Services in amount of around \$38,000.00 still not listed Difference in Admin Fund from the morning balance was more than \$81,000.00
8/01/2025	-\$204,274.84	
27/01/2025	-\$211,864.18	
28/01/2025	-\$211,864.18	
29/01/2025 morning	-\$211,864.18	End of FY quarter After collection of new levies
29/01/2025 afternoon	-\$282,251.22	
30/01/2025	-\$299,433.75	Monthly salary for Uniqueco Property Services in amount of around \$38,000.00 still not listed
31/01/2025	-\$299,011.55	
01/02/2025	\$25,988.45	Legal expenses in amount of \$13,208.17
17/02/2025	\$5,844.12	
19/02/2025	-\$48,227.14	End of FY quarter After collection of new levies
26/02/2025	-\$70,211.98	
19/03/2025	-\$123,138.91	
26/03/2025	-\$277,854.69	
02/04/2025	-\$286,433.12	
16/04/2025	-\$329,474.52	
30/04/2025	-\$375,415.62	
01/05/2025	-\$50,415.62	