



Strata and Community Title Services

17 October 2024

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for COMMUNITY CORP.23362 INC 4-8 Charles Street, ADELAIDE, SA, 5000.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Steve Geyer
Body Corporate Manager

Minutes of the Annual General Meeting COMMUNITY CORP.23362 INC

Meeting Date	8 October 2024		
Meeting Location	Via Video Conference		
Time	10:00 AM		Closed: 10:33 AM
Lots Represented	00002	Mr C Chong-Aik & Mrs G Khor	Electronic vote
	00005	Dr P Relf	Owner present (pre-voted)
	00009	Mr R J & Ms R J Farley	Electronic vote
	00015	Mrs J R Sullivan	Electronic vote
	00016	S Baker & A Sulaiman	Electronic vote
	00017	Dr B Gooden	Electronic vote
	00018	D J & M J Chadbourne	Electronic vote
	00019	Mr A K Tuohy & Ms E L Farrant	Electronic vote
	00021	Ms M Leniger-Sherratt	Electronic vote
	00022	Ms C A Cook	Electronic vote
	00023	S Baker & A Sulaiman	Electronic vote
	00024	S Baker & A Sulaiman	Electronic vote
	00025	Ms H Webber	Electronic vote
	00029	Solar Holdings Pty Ltd	Electronic vote
	00030	DTL Investments Pty Ltd	Electronic vote
	00031	A Axelby	Owner Present
	00033	X Huynh	Electronic vote
	00037	Dr M Hammerton & Dr H Marmanidis	Electronic vote
	00039	M K Fyzee & D N Mehta	Electronic vote
	00040	R Wiskich	Electronic vote
	00041	Mr I Cody	Electronic vote
	00043	Dr C L Moey	Electronic vote
	00044	T K Bui & H M L Giang	Electronic vote
	00045	Mr Y & Mrs Y H Chan	Electronic vote
	00049	W J & R L Dollman	Electronic vote
	00050	Dr P Relf	Proxy present (pre-voted)
	00051	Martin Towers Pty Ltd	Electronic vote
	00052	Ms C A Cook	Electronic vote
	00053	P Relf	Proxy present
	00062	C C & K A Karykis	Electronic vote
	00063	Martin Towers Pty Ltd	Electronic vote
	00064	Martin Towers Pty Ltd	Electronic vote
00065	Martin Towers Pty Ltd	Electronic vote	
00066	Martin Towers Pty Ltd	Electronic vote	

	00067	R K & T M Campbell	Electronic vote
	00069	Buchan Lee Property Group	Proxy present
	00070	R & I Creaser	Electronic vote
	00073	Ms A Forrest	Electronic vote
	00074	Mr D Lee	Electronic vote
	00075	Mr C Y Yong	Electronic vote
	00076	Proxy present, Buchan Lee Property Group	Proxy present
	00077	Mr S H Gan	Electronic vote
	00080	Buchan Lee Property Group	Proxy present
	00081	C G B Bates	Electronic vote
	00082	Mr M Smee & Ms C Wastell	Electronic vote
	00083	Mr R & Mrs C Wee	Electronic vote
	00085	Dr D Bilusich	Electronic vote
	00089	DTL Investments Pty Ltd	Electronic vote
	00093	Elizabeth South Surgery Pty Ltd	Electronic vote
	00099	Buchan Lee Property Group	Proxy present
	00101	Dr P Lee	Electronic vote
	00102	Buchan Lee Property Group	Proxy present
	00103	Mr F Cufone	Electronic vote
	00104	P Relf	Proxy present
	00106	Ms L J Meehan	Electronic vote
	00107	P Relf	Proxy present
	00109	Dr A Lok	Electronic vote
	00111	J & S Nominees Pty Ltd	Electronic vote
By Proxy	00050	Mr F J & Mrs C F Buttigieg	Proxy Name: Dr P Relf
	00053	Mr R J & Mrs J M Creasey	Proxy Name: P Relf
	00069	Mr R & Mrs S Singh	Proxy Name: Buchan Lee Property Group
	00076	J F R Rios & L P P Giraldo	Proxy Name: Proxy present, Buchan Lee Property Group
	00080	R Zurbrugg & C Cheong	Proxy Name: Buchan Lee Property Group
	00099	Ms K F Chow	Proxy Name: Buchan Lee Property Group
	00102	Dr M M F Lai	Proxy Name: Buchan Lee Property Group
	00104	Mr D Silvestri	Proxy Name: P Relf
	00107	Mr D Silvestri	Proxy Name: P Relf
Chairperson	P Relf presided over the meeting. It was agreed that Steve Geyer, Body Corporate Manager, would assist by conducting the meeting.		

Additional Attendees	Steve Geyer representing Whittles Management Services Pty Ltd
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.

Item 1

Declaration of Interest

All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all members to the agreement for disclosure of all its relevant interests.

Motion 2

Acceptance of Minutes

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with the provisions of s81(5)(b) of the *Community Titles Act 1996*, the minutes of the Reconvened Extraordinary General Meeting held on 18 APR 2024 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.

Passed by Simple Majority

Motion 3

Acceptance of Statement of Accounts

Ordinary Resolution

Passed BY SIMPLE MAJORITY that in accordance with the provisions of s81(5) (d) of the *Community Titles Act 1996* (amended), the audited Statement of Accounts for the financial year ending 30 JUN 2024, which have been circulated to all members, is accepted.

Passed by Simple Majority

Motion 4

Appointment of Manager

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that the Body Corporate under s76(9) of the *Community Titles Act 1996*:

- i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services,
- ii. make the appointment for a Term of twelve (12) months, being from the 1 JUL 2024 to 30 JUN 2025 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked,
- iii. authorise limited powers, as described within the Services Agreement, to Whittles Management Services Pty Ltd,
- iv. agree to pay Service Fees to Whittles Management Services Pty Ltd,
- v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and
- vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.

The Services Agreement is available for viewing at whittles.com.au through your owner portal.

Passed by Simple Majority

5 Election of Office Bearer and Committee

It was resolved that in accordance with s76(1) & 90(1) of the *Community Titles Act* 1996, the meeting appoint Office Bearers and Committee Members.

Limitations Imposed

The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.

Committee Meetings should be conducted in accordance with s91 to 99 of the *Community Titles Act* 1996.

An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.

Please note that there is a limit of 7 members for the Committee, therefore you will need to vote for the ordinary member positions.

Election of Presiding Officer, Secretary, Treasurer, Ordinary Member/s

The Manager advised the following Members were appointed to the Management Committee;

Presiding Officer P Relf
Secretary P Relf
Treasurer D Chadbourne
Ordinary Member E Farrant
Ordinary Member M Jappe
Ordinary Member C Karykis
Ordinary Member D Silvestri
Ordinary Member C Wastell

Item 5.1

Presiding Officer

Lot 5 - Dr P Relf has been nominated

Item 5.2

Secretary

Lot 5 - Dr P Relf has been nominated

Item 5.3

Treasurer

Lot 18 - Mr D J Chadbourne has been nominated.

Motion 5.4				
Ordinary Member	Ordinary Resolution			
Lot 50 - Mr F Buttigieg has been nominated.				
Motion DEFEATED.				
Votes	Yes: 23	No: 30	Abs: 4	Inv: 0
Motion 5.5				
Ordinary Member	Ordinary Resolution			
Lot 19 - Ms E Farrant has been nominated.				
Motion CARRIED.				
Votes	Yes: 52	No: 2	Abs: 3	Inv: 0
Motion 5.6				
Ordinary Member	Ordinary Resolution			
Lot 55 - Mr M Jappe has been nominated.				
Motion CARRIED.				
Votes	Yes: 38	No: 10	Abs: 9	Inv: 0
Motion 5.7				
Ordinary Member	Ordinary Resolution			
Lot 62 - Mr C Karykis has been nominated.				
Motion CARRIED.				
Votes	Yes: 52	No: 1	Abs: 4	Inv: 0
Motion 5.8				
Ordinary Member	Ordinary Resolution			
Lot 104 - Mr D Silvestri has been nominated				
Motion CARRIED.				
Votes	Yes: 52	No: 1	Abs: 4	Inv: 0

Motion 5.9				
Ordinary Member	Ordinary Resolution			
Lot 82 - Ms C Wastell has been nominated				
Motion CARRIED.				
Votes	Yes: 44	No: 8	Abs: 5	Inv: 0
Motion 6				
Appointment of Primary Corporation Representatives	Ordinary Resolution			
That in accordance with the Community Titles Act 1996, the meeting appoint Primary Corporation Representatives.				
Previous Representatives and nominees were:				
Lot 62 - Mr C Karykis – Primary Corporation Presiding Officer				
Lot 5 - Dr P Relf - Primary Corporation Ordinary Member				
Passed by Simple Majority				

Item 7		
Accredited Contractors (Advice)		
<p>To ensure compliance with work health and safety requirements to protect both contractors and Body Corporates, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.</p> <p>The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.</p>		

Item 8

Annual Compliance Register (Advice)

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.

Item 9

Current Insurance Details (Advice)

A copy of the Body Corporate's current certificate of currency/insurance is available for viewing at whittles.com.au through your owner portal.

Motion 10

Insurance Renewal

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$185,819,750 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.

Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular lot, the lot owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.

Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.

Contents Insurance

The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their lots, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the lot owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that lot owners should be separately insured for cover in relation to their own premises.

Passed by Simple Majority

Item 11

Sinking Fund Forecast

It was resolved that the Body Corporate review and accept the existing Sinking Fund Projection Report at the Annual General Meeting for the current period.

The *Statutes Amendment (Community and Strata Titles) Act 2012*, requires that all Strata and Community Body Corporates other than small groups (6 or less) prepare a forward budget for maintenance and capital works. This forward budget must be tabled at each Annual General Meeting and new information must be presented for consideration no less than every three (3) years for Corporations consisting of 7-20 lots and five (5) years for Corporations consisting of more than 20 lots.

In addition, a comprehensive professional report detailing expected long – term maintenance requirements for the building, was performed in 2016 and is available for viewing at whittles.com.au through your owner portal.

Item 12

General Business

W Dollman requested an update on the Charles Street upgrade. P Relf advised stage 1, Rundle mall to Charles place is being completed with expected completion being the end of October 2024. Stage 2 will then commence, Charles place to North Terrace and will be from November 2024 to February 2025 .

P Relf advised that there are now 4 extra car park spaces on Austin St for tradespersons to use.

R Wiskich enquired as to when the refurbishment to the pool will be completed. P Relf advised is should be completed by the end of October.

Note: Owners may discuss other matters regarding the building however, no binding decisions can be made and no expenditure can be authorised for non-budgeted items without a further meeting of the Committee or Corporation.

Motion 13

Administrative Fund Budget

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with s81(5)(d) (iii) of the *Community Titles Act 1996*, the attached Administrative Fund budget be approved and adopted.

Contributions reflected in this budget are an increase from the previous budget with proposed quarterly contributions for the Corporation of \$200,000.00 for the financial year ending 30 JUN 2025.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners during the year.

Contributions will be raised in accordance with Lot Entitlement Values.

Passed by Simple Majority

Motion 14

Sinking Fund Budget

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with s116 of the *Community Titles Act 1996*, the attached Sinking Fund budget be approved and adopted.

Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$66,938.00 for the financial year ending 30 JUN 2025.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners during the year..

Contributions will be raised in accordance with Lot Entitlement Values.

Passed by Simple Majority

Motion 15

Insufficient Funds Special Levy Authority

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Lot Entitlement Values and must not exceed the sum of \$30,000.00 in total.

If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.

Passed by Simple Majority

Motion 16

Audit of Annual Financial Statement

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with Part 13, Division 2 of the *Community Titles Act 1996*, the Body Corporate appoint MGI Assurance (SA) at an estimated cost of \$2000.00.

Passed by Simple Majority

Motion 17

Interest Charged on Overdue Contributions/Levies

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with the provisions of s114 (4) of the *Community Titles Act 1996*, the Body Corporate will apply arrears interest of 15% per annum calculated and compounded daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.

The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.

Passed by Simple Majority

Motion 18

Recovery of Overdue Contributions/Levies

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with s114 (7) of the *Community Titles Act 1996*, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of COMMUNITY CORP.23362 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.

Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.

Fees charged by third party providers will be recovered from the debtor at cost per invoice.

Owners are advised of the following debt recovery process:

1. Owners are issued their contribution notice approximately 3 weeks before the due date.
2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date.
3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue.
4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued.
5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency.

Passed by Simple Majority

Item 19

Next Meeting & Closure

To be advised at a later date.

Owners are able to access & update their personal details through the Whittles Owner Portal online.

To access your account go to www.whittles.com.au and login using either your registered mobile number or email address.

**** Please note that Whittles recommends receiving all correspondence and account notices via email for timely delivery.***

If you have another property, you'd like to consider for management by Whittles, please let your manager know so we can arrange a proposal. Alternatively, you can request a quote through our website.

BUDGET

COMMUNITY CORP.23362 INC
4-8 CHARLES STREET, ADELAIDE

Year ending June 2025

ADMINISTRATIVE FUND

	Jul-Sept 24	Oct-Dec 24	Jan-Mar 25	Apr-Jun 25	Annual Total
INCOME					
Contributions	190,967.00	190,967.00	200,000.00	200,000.00	\$781,934.00
Arrears	2,784.59	0.00	0.00	0.00	\$2,784.59
Advances	-49,835.95	-0.00	-0.00	-0.00	-\$49,835.95
Interest - External Accounts	1,375.00	1,375.00	1,375.00	1,375.00	\$5,500.00
Total	145,290.64	192,342.00	201,375.00	201,375.00	\$740,382.64
EXPENDITURE					
Air conditioning	500.00	500.00	500.00	500.00	\$2,000.00
Auditor fee	2,000.00	0.00	0.00	0.00	\$2,000.00
Cleaning	45,750.00	45,750.00	45,750.00	45,750.00	\$183,000.00
Cleaning - Windows	0.00	15,000.00	0.00	0.00	\$15,000.00
Common property	4,000.00	4,000.00	4,000.00	4,000.00	\$16,000.00
Electrical	750.00	750.00	750.00	750.00	\$3,000.00
Fire systems	1,125.00	1,125.00	1,125.00	1,125.00	\$4,500.00
Grounds	1,125.00	1,125.00	1,125.00	1,125.00	\$4,500.00
Health Club / Gym	250.00	250.00	250.00	250.00	\$1,000.00
Hot water service	1,250.00	1,250.00	1,250.00	1,250.00	\$5,000.00
Indoor plant rental	1,200.00	1,200.00	1,200.00	1,200.00	\$4,800.00
Internet	150.00	150.00	150.00	150.00	\$600.00
Lift - Registration	1,213.09	0.00	0.00	0.00	\$1,213.09
Lift - Service contract	8,125.00	8,125.00	8,125.00	8,125.00	\$32,500.00
Management - Additional services fee	750.00	750.00	750.00	750.00	\$3,000.00
Management - Agreed Services	5,750.00	5,750.00	5,750.00	5,750.00	\$23,000.00
Management - Asset Maintenance Services	360.75	360.75	360.75	360.75	\$1,443.00
Management - Disbursement Fees	1,892.50	1,892.50	1,892.50	1,892.50	\$7,570.00
Plumbing	1,000.00	1,000.00	1,000.00	1,000.00	\$4,000.00
Pool/Spa	1,750.00	1,750.00	1,750.00	1,750.00	\$7,000.00
Primary Plan contribution	80,212.00	80,212.00	80,212.00	80,212.00	\$320,848.00
Public Officer Fee	150.00	0.00	0.00	0.00	\$150.00
Rubbish - Removal	2,750.00	2,750.00	2,750.00	2,750.00	\$11,000.00
Security	750.00	750.00	750.00	750.00	\$3,000.00
Sundry expense	150.00	150.00	150.00	150.00	\$600.00
Taxation - Accountants fee	250.00	0.00	0.00	0.00	\$250.00
Taxation - BAS Return	250.00	250.00	250.00	250.00	\$1,000.00
Taxation - PAYG Income Tax Instalment	1,125.00	1,125.00	1,125.00	1,125.00	\$4,500.00
Taxation - Payment	625.00	625.00	625.00	625.00	\$2,500.00
Technology and System Fees	444.00	444.00	444.00	444.00	\$1,776.00
Utilities - Electricity	8,250.00	8,250.00	8,250.00	8,250.00	\$33,000.00
Utilities - Gas	16,250.00	16,250.00	16,250.00	16,250.00	\$65,000.00
Utilities - Water	6,250.00	6,250.00	6,250.00	6,250.00	\$25,000.00
Venue hire	250.00	0.00	0.00	0.00	\$250.00
Website	750.00	750.00	750.00	750.00	\$3,000.00
Total	197,397.34	208,534.25	193,534.25	193,534.25	\$793,000.09

SINKING FUND

	Jul-Sept 24	Oct-Dec 24	Jan-Mar 25	Apr-Jun 25	Annual Total
INCOME					
Contributions	66,938.00	66,938.00	66,938.00	66,938.00	\$267,752.00
Arrears	692.72	0.00	0.00	0.00	\$692.72
Advances	-17,457.27	-0.00	-0.00	-0.00	-\$17,457.27
Total	50,173.45	66,938.00	66,938.00	66,938.00	\$250,987.45
EXPENDITURE					
Common property	1,250.00	1,250.00	1,250.00	1,250.00	\$5,000.00
Fire systems - Repairs	2,500.00	2,500.00	2,500.00	2,500.00	\$10,000.00
Hot water service	1,250.00	1,250.00	1,250.00	1,250.00	\$5,000.00
Hot water service - Replacement	0.00	0.00	360,000.00	0.00	\$360,000.00
Pool/Spa	0.00	0.00	195,000.00	0.00	\$195,000.00
Security - Intercom	0.00	0.00	122,750.00	0.00	\$122,750.00
Security - Upgrade	0.00	0.00	48,000.00	0.00	\$48,000.00
Solar Panels	0.00	0.00	300,000.00	0.00	\$300,000.00
Total	5,000.00	5,000.00	1,030,750.00	5,000.00	\$1,045,750.00

CASH FLOW SUMMARY

	Jul-Sept 24	Oct-Dec 24	Jan-Mar 25	Apr-Jun 25	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	204,893.92	152,787.22	136,594.97	144,435.72	\$204,893.92
Add: Contributions	190,967.00	190,967.00	200,000.00	200,000.00	\$781,934.00
Add: Interest - External Accounts	1,375.00	1,375.00	1,375.00	1,375.00	\$5,500.00
Add: Arrears	2,784.59	0.00	0.00	0.00	\$2,784.59
Minus: Advances	49,835.95	0.00	0.00	0.00	\$49,835.95
Minus: Expenditures	197,397.34	208,534.25	193,534.25	193,534.25	\$793,000.09
CLOSING BALANCE	152,787.22	136,594.97	144,435.72	152,276.47	\$152,276.47
<u>SINKING FUND</u>					
Opening Balance	1,385,108.04	1,430,281.49	1,492,219.49	528,407.49	\$1,385,108.04
Add: Contributions	66,938.00	66,938.00	66,938.00	66,938.00	\$267,752.00
Add: Arrears	692.72	0.00	0.00	0.00	\$692.72
Minus: Advances	17,457.27	0.00	0.00	0.00	\$17,457.27
Minus: Expenditures	5,000.00	5,000.00	1,030,750.00	5,000.00	\$1,045,750.00
CLOSING BALANCE	1,430,281.49	1,492,219.49	528,407.49	590,345.49	\$590,345.49

CALCULATION OF CONTRIBUTIONS

Total Lot Entitlement 10000
 Number of Lots 111

Lot Number	— Effective from 15/01/25 —			— Effective from 15/01/25 —		
	LEV	ADMIN Fund	ADMIN Fund (incl. GST)	LEV	SINKING Fund	SINKING Fund (incl. GST)
77, 78	45	900.00	\$990	45	301.22	\$331
21, 22, 23, 76, 79	46	920.00	\$1,012	46	307.91	\$339
72, 73, 74, 75, 86, 87	47	940.00	\$1,034	47	314.60	\$346
24, 33, 34, 35, 85, 88	48	960.00	\$1,056	48	321.30	\$353
81, 82, 83, 84, 95, 96	49	980.00	\$1,078	49	327.99	\$361
36, 45, 46, 47, 71, 90, 91, 92, 93, 94, 97	50	1,000.00	\$1,100	50	334.69	\$368
20, 48, 80, 99, 100, 101, 102	52	1,040.00	\$1,144	52	348.07	\$383
68, 69, 89, 104, 105	53	1,060.00	\$1,166	53	354.77	\$390
32, 67, 70, 103, 106	54	1,080.00	\$1,188	54	361.46	\$398
98	55	1,100.00	\$1,210	55	368.15	\$405
7, 44	56	1,120.00	\$1,232	56	374.85	\$412
108, 109, 110, 111	58	1,160.00	\$1,276	58	388.24	\$427
107	61	1,220.00	\$1,342	61	408.32	\$449
8, 9, 10, 11, 12	73	1,460.00	\$1,606	73	488.64	\$538
6	76	1,520.00	\$1,672	76	508.72	\$560
2, 3, 4	78	1,560.00	\$1,716	78	522.11	\$574
5	88	1,760.00	\$1,936	88	589.05	\$648
18, 30, 42, 57, 58, 59	95	1,900.00	\$2,090	95	635.91	\$700
14, 15, 16, 17, 26, 27, 28, 29, 38, 39, 40, 41	97	1,940.00	\$2,134	97	649.29	\$714
1	99	1,980.00	\$2,178	99	662.68	\$729
19, 31, 43	103	2,060.00	\$2,266	103	689.46	\$758
60	104	2,080.00	\$2,288	104	696.15	\$766
56	112	2,240.00	\$2,464	112	749.70	\$825
54	140	2,800.00	\$3,080	140	937.13	\$1,031
55	167	3,340.00	\$3,674	167	1,117.86	\$1,230
13, 25, 37	177	3,540.00	\$3,894	177	1,184.80	\$1,303
50, 51, 52, 53	180	3,600.00	\$3,960	180	1,204.88	\$1,325
49	226	4,520.00	\$4,972	226	1,512.79	\$1,664
62, 63, 64, 65	299	5,980.00	\$6,579	299	2,001.44	\$2,202
61	353	7,060.00	\$7,767	353	2,362.91	\$2,599
66	453	9,060.00	\$9,967	453	3,032.29	\$3,336
QUARTERLY TOTAL		\$200,000.00	\$220,006.00		\$66,937.50	\$73,631.00