

# **STSM - Strata Management**

## **Statement of Financial Affairs**

**Prepared for Owners of Strata Plan 22255**

**326 JAMISON ROAD PENRITH NSW 2750**

For the Financial Period 01/02/22 to 30/04/22

# STSM - Strata Management

First Floor, 314 High Street PENRITH NSW 2750 ABN: 25 276 570 242

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## Balance Sheet - S/Plan 22255 326 JAMISON ROAD, PENRITH, NSW 2750 For the Financial Period 01/02/2022 to 30/04/2022

	Administrative	Capital Works	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
Nepean Strata Mgt Trust Acc 22255	\$(204.38)	\$23,765.55	\$23,561.17
<i>Macquarie Bank BSB: 182-222 Acc No: 228654455</i>			
NSM T/AS STSM INVESTMENT ACC SP 22255	\$0.00	\$37,442.28	\$37,442.28
<i>Macquarie Bank BSB: 182-222 Acc No: 285725131</i>			
STRATA PLAN 22255 INVESTMENT ACCOUNT	\$0.00	\$15,685.13	\$15,685.13
<i>Macquarie Bank BSB: 182-222 Acc No: 261428502</i>			
STRATA PLAN 22255 INVESTMENT ACCOUNT	\$0.00	\$0.00	\$0.00
<i>Macquarie Bank BSB: 182-222 Acc No: 232936195</i>			
Accounts Receivable	\$15.00	\$0.00	\$15.00
<b>Total Assets</b>	<b>\$(189.38)</b>	<b>\$76,892.96</b>	<b>\$76,703.58</b>
<b>Liabilities</b>			
Paid in Advance	\$8,148.39	\$293.59	\$8,441.98
<b>Total Liabilities</b>	<b>\$8,148.39</b>	<b>\$293.59</b>	<b>\$8,441.98</b>
<b>Net Assets</b>	<b>\$(8,337.77)</b>	<b>\$76,599.37</b>	<b>\$68,261.60</b>
<b>Owners Funds</b>			
Opening Balance	\$(8,401.33)	\$76,023.90	\$67,622.57
Net Income For The Period	\$63.56	\$575.47	\$639.03
<b>Total Owners Funds</b>	<b>\$(8,337.77)</b>	<b>\$76,599.37</b>	<b>\$68,261.60</b>

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## Income and Expenditure Statement - S/Plan 22255

326 JAMISON ROAD, PENRITH, NSW 2750

For the Financial Period 01/02/2022 to 30/04/2022

### Administrative Fund

	TOTAL THIS YEAR
<b>Income</b>	
ADMINISTRATION	\$0.00
INSURANCE CLAIMS	\$0.00
Interest on Overdues	\$0.00
Levy Income	\$10,000.05
SECURITY KEY	\$0.00
Special Levy Income	\$27.50
<b>Total Administrative Fund Income</b>	<b>\$10,027.55</b>
<b>Expenses</b>	
ADMINISTRATION	\$55.00
ARCHIVE FEE	\$0.00
CERTIFICATES	\$0.00
CLEANING	\$1,430.07
DEBT COLLECTION	\$27.50
DISBURSEMENTS	\$123.75
ELECTRICITY	\$86.59
FIRE SAFETY COMPLIANCE	\$0.00
INSURANCE	\$0.00
Income Tax	\$0.00
LAWNS & CLEANING	\$1,155.00
MANAGEMENT FEE - STANDARD	\$1,123.38
PRINTING, PHOTOCOPYING and POSTAGE	\$109.96
PROFESSIONAL SERVICES	\$0.00
REPAIRS & MAINTENANCE	\$3,239.50
TAX RETURN PREP AND LODGEMENT	\$0.00
WATER	\$2,613.24
<b>Total Administrative Fund Expenses</b>	<b>\$9,963.99</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$63.56</b>

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## Income and Expenditure Statement - S/Plan 22255

326 JAMISON ROAD, PENRITH, NSW 2750

For the Financial Period 01/02/2022 to 30/04/2022

### Capital Works Fund

	TOTAL THIS YEAR
<b>Income</b>	
INSURANCE CLAIM	\$0.00
INTEREST ON INVESTMENT ACCOUNT	\$0.00
Interest on Overdues	\$0.52
Levy Income	\$574.95
<b>Total Capital Works Fund Income</b>	<b>\$575.47</b>
<b>Expenses</b>	
CAPITAL WORKS FUND	\$0.00
<b>Total Capital Works Fund Expenses</b>	<b>\$0.00</b>
<b>Capital Works Fund Surplus/Deficit</b>	<b>\$575.47</b>

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## Lot Positions Report - S/Plan 22255 326 JAMISON ROAD, PENRITH, NSW 2750 For the Financial Period 01/02/2022 to 30/04/2022

### Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	WARREN & KAREN McINNES	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
2	2	LLOYD GREGORY SHEPHERD	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
3	3	DENNIS BLACK	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
4	4	LEE STEPHEN GIGG	\$805.02 CR	\$666.67	\$0.00	\$0.00	\$138.35 CR	\$0.00
5	5	JULIE KIM LE	\$0.00	\$666.67	\$0.00	\$666.67	\$0.00	\$0.00
6	6	B A PRUMM & N L WORTH	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
7	7	PAUL REED AND MARGUERITE C	\$666.67 CR	\$666.67	\$0.00	\$0.00	\$0.00	\$0.00
8	8	DAVID HARDWICK	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
9	9	DAVID HARDWICK	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
10	10	ALYSSA JAY BRANNAN	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
11	11	MR J & MRS S KANDREGULA	\$0.00	\$666.67	\$27.50	\$1,360.84	\$666.67 CR	\$0.00
12	12	EMMA DIXON & CASSANDRA IRVINE	\$0.00	\$666.67	\$0.00	\$1,343.34	\$676.67 CR	\$0.00
13	13	SAMANTHA AUDREY MCKENDRII	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
14	14	ARTHUR VEKIARELLIS	\$0.00	\$666.67	\$0.00	\$1,333.34	\$666.67 CR	\$0.00
15	15	MARIE DE SOUZA	\$666.67 CR	\$666.67	\$0.00	\$666.67	\$666.67 CR	\$0.00
<b>Administrative Fund Totals</b>			<b>\$-7,471.72</b>	<b>\$10,000.05</b>	<b>\$27.50</b>	<b>\$10,704.22</b>	<b>\$-8,148.39</b>	<b>\$0.00</b>
							<b>Administrative Fund Arrears</b>	<b>\$0.00</b>
							<b>Administrative Fund Advances</b>	<b>\$8,148.39</b>

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## Lot Positions Report - S/Plan 22255 326 JAMISON ROAD, PENRITH, NSW 2750 For the Financial Period 01/02/2022 to 30/04/2022

### Capital Works Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	WARREN & KAREN McINNES	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
2	2	LLOYD GREGORY SHEPHERD	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
3	3	DENNIS BLACK	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
4	4	LEE STEPHEN GIGG	\$100.02	\$38.33	\$0.00	\$0.00	\$138.35	\$0.00
5	5	JULIE KIM LE	\$0.00	\$38.33	\$0.00	\$38.33	\$0.00	\$0.00
6	6	B A PRUMM & N L WORTH	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
7	7	PAUL REED AND MARGUERITE C	\$38.33 CR	\$38.33	\$0.00	\$0.00	\$0.00	\$0.00
8	8	DAVID HARDWICK	\$24.80 CR	\$38.33	\$0.00	\$51.60	\$38.07 CR	\$0.26
9	9	DAVID HARDWICK	\$24.80 CR	\$38.33	\$0.00	\$51.60	\$38.07 CR	\$0.26
10	10	ALYSSA JAY BRANNAN	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
11	11	MR J & MRS S KANDREGULA	\$0.00	\$38.33	\$0.00	\$49.16	\$10.83 CR	\$0.00
12	12	EMMA DIXON & CASSANDRA IRVINE	\$0.00	\$38.33	\$0.00	\$76.66	\$38.33 CR	\$0.00
13	13	SAMANTHA AUDREY MCKENDRIE	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
14	14	ARTHUR VEKIARELLIS	\$0.00	\$38.33	\$0.00	\$76.66	\$38.33 CR	\$0.00
15	15	MARIE DE SOUZA	\$38.33 CR	\$38.33	\$0.00	\$38.33	\$38.33 CR	\$0.00
<b>Capital Works Fund Totals</b>			<b>\$-256.22</b>	<b>\$574.95</b>	<b>\$0.00</b>	<b>\$612.32</b>	<b>\$-293.59</b>	<b>\$0.52</b>
					<b>Capital Works Fund Arrears</b>		<b>\$0.00</b>	
					<b>Capital Works Fund Advances</b>		<b>\$293.59</b>	