

AMENDED

NOTICE OF AN ANNUAL GENERAL MEETING ADDRESS TO. ALL OWNERS/MORTGAGEES/COMPANY NOMINEES OF THE LOTS

Notice of Business to be dealt with at the Annual General Meeting of all Owners of Community Association Plan 776652 to be held on Tuesday, 02 November 2021 in via ZOOM Meeting at 05:30 PM.

AGENDA

Please be advised that due to the Coronavirus all meetings will be conducted by electronic voting and ZOOM. There will be no face to face meetings. Attendance at meetings will need to be done via ZOOM or voting paper (see instructions below).

Join Zoom Meeting

<https://us02web.zoom.us/j/85246395659?pwd=VzExV01TSgdl1eWZaanBKMzliYTdXZz09>

Meeting ID: 852 4639 5659

Passcode: 041769

If you cannot access ZOOM from a computer, you have the option to telephone in to this ZOOM meeting. Please call **02 8015 6011** then when prompted, enter the meeting ID followed by the Password.

IF OWNERS WISH TO BE ON THE COMMITTEE THEY MUST COMPLETE THE NOMINATION FORM AND SEND BACK TO US BEFORE THE MEETING AS THEY CANNOT BE NOMINATED BY ZOOM WITHOUT HAVING SUBMITTED THE NOMINATION FORM PRIOR TO THE MEETING.

1 MINUTES

That the minutes of the last General Meeting as circulated be confirmed as a true and accurate record of the proceedings of that Meeting

2 FINANCIAL STATEMENTS

That the Financial Statement as presented be received and adopted.

NB: Please forward any queries pertaining to the annual accounts to our office prior to the meeting

3 BUDGET

That the Proposed Budgets as attached be adopted, with or without amendment and that contributions be determined as follows:

ADMINISTRATIVE FUND

(a) To the Administrative Fund pursuant to Section 20 (3), and Clause 13 of Schedule 1 of the Community Land Management Act, 1989 ("The Act"):

In respect of the period from 1/01/2022 to 31/12/2022 in the sum of \$133,430.00 inc GST payable pursuant to Section 76 of the Act in four equal instalments, to be due and payable as follows:

1/01/2022, 1/04/2022, 1/07/2022, 1/10/2022

SINKING FUND

(b) To the Sinking Fund pursuant to Section 20 (3), and Clause 13 of Schedule 1 of the Act:

In respect of the period 1/01/2022 to 31/12/2022 in the sum of \$40,810.00 inc GST payable pursuant to Section 76 of

the Act in four (4) equal instalments, due and payable on the same quarterly dates referred to in paragraph A.

4 EXECUTIVE COMMITTEE

That the Executive Committee of the Community Association be decided and these elected in accordance with Section 30 & Schedule 6, Part 3 of the Community Land Management Act, 1989.

5 INSURANCE

That the Community Association insurance be confirmed varied or extended (copy of renewal certificate attached).

6 AUDITOR

That consideration be given to the appointment of an auditor by the Community Association for the next financial year

7 MANAGING AGENT

That the Owners - Community Association DP 776652 RESOLVES by ordinary resolution that, the Community Association having an existing agreement (Prior Agreement) with the Agent:

- (a) the Prior Agreement is terminated on the date determined for that purpose by the Executive Committee, without prejudice to any accrued rights and obligations under the Prior Agreement.
- (b) the Agreement will replace the Prior Agreement and govern the relationship between the Community Association and the Agent as from the date of termination of the Prior Agreement.

Please Note: A Meeting of the Executive Committee will be held immediately after the General Meeting, being for the sole purpose of electing the Chairperson and other Office Bearers for the ensuing year

MEETING INSTRUCTIONS

1. You, or where this notice is addressed to the Corporation, Your Company Nominee may cast a vote either in person or by duly appointed proxy (on prescribed form), which must be given to Lamb & Walters at or before the General Meeting.
2. Motion listed requiring a unanimous resolution or special resolution will clearly indicate so. N.B. Special resolutions definition - if more than 25% of the unit of entitlement vote against the motion, the motion is lost.
3. A quorum will consist of 25% of persons entitled to vote by considering those persons and proxies present.
4. Voting eligibility and rights may be exercised only if each voter:
 - a. Is financial (i.e. all levies are paid)
 - b. Has answered all section 118 requisitions.
 - c. The mortgage does not exercise voting rights
 - d. Is entered in the Strata Roll as the Owner.

N.B. being unfinancial does not affect voting on a unanimous resolution.

5. Any Owner who is unable to attend should complete the Proxy and forward, prior to the General Meeting, to Lamb and Walters (PO Box 95 Gordon NSW 2072, hello@lambandwalters.com.au or to another Owner who will be attending the meeting.

Date			
I/We			The owners of lot (s)
Contact Phone		Email Address	
In DP	776652 - QUARTER SESSION ROAD, WESTLEIGH NSW		
Appoint			
Of			
as my/our proxy for the purposes of meetings of the (including adjournments of meetings).			

Period or number of meetings for which appointment of proxy has effect (*Tick or tick and complete whichever applies below*)

<input type="checkbox"/>	1 Meeting	<input type="checkbox"/>	1 Month	<input type="checkbox"/>	12 Months
<input type="checkbox"/>	___ Meetings (enter number)	<input type="checkbox"/>	___ Months (enter number)	<input type="checkbox"/>	2 consecutive Annual General Meetings

(Note. The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater. If no selection is made by the person giving the proxy, the proxy is effective only for one meeting.)

*1. This form authorises the proxy to vote on my/our behalf on all matters.

OR

*2. This form authorises the proxy to vote on my/our behalf on the following matters only (tick boxes):

Motion	1	2	3	4	5	6	7	8	9	10	11	12
For												
Against												

*Delete paragraph 1 or 2, whichever does not apply.

*3. If a vote is taken on whether

(the strata managing agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/we want the proxy to vote as follows:

.....

*Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples, read note 1 below.

Signature of owner/s

Notes:

1. A proxy is not authorised to vote on a matter:
 - (a) If the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
 - (b) So as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, caretaker or on-site residential property manager.
2. This form is ineffective unless it contains the date on which it was made and is given to the secretary or strata manager:
 - (a) In the case of a large strata scheme (more than 100 lots- excluding parking or utility lots), at least 24 hours before the first meeting in relation to which it is to operate; or
 - (b) At or before the first meeting in relation to which it is to operate.

This form will be revoked by a later proxy appointment form delivered to the secretary of the Owners Corporation in the manner described in the preceding paragraph.

NOMINATION OF CANDIDATE FOR ELECTION AS A MEMBER OF THE COMMITTEE

To: The Owners – DP776652
c/- Lamb and Walters PO BOX 95
GORDON NSW 2072

As owner of lot in DP776652, I/we,, nominate the below name person as a candidate for election as a member of the committee at the General Meeting of The Owners – DP776652.

Nominee:

Nominee's Consent: I, the above named nominee, confirm that I consent to being nominated as a candidate for election as a member of the strata committee as set out in this notice.

.....
Nominee's signature

Date of this notice: ____/____/____

Individual lot owner:
Signed: _____

Company lot owner: _____

Executed for an on behalf of the owner named by the persons named below:

Signature of Director / Secretary

Signature of Director

Name of Director / Secretary

Name of Director

FORM 2

COMMUNITY LAND MANAGEMENT ACT 1989

(Cl. 6(1), 20(1) and 34(1) of Schedule 5 and Cl 9(1), 29(1) and 49(1) of Schedule 6).

PROXY FORM

Date _____

*I/*we _____

the proprietor(s) of lot _____ in * Community *Precinct *Neighbourhood Association

Deposited Plan No.

_____ appoint _____

of _____

as *my/*our proxy for the purposes of meetings of the Association (including adjournments of meetings).

Period or number of meetings for which appointment of proxy has effect _____

*months / *meetings

*Delete whichever does not apply.

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater, unless sooner revoked.)

*1 This form authorises the proxy to vote on my/our behalf on all matters

OR

*2 This form authorises the proxy to vote on my/our behalf on the following matters only:

[Specify the matters and any limitations on the manner in which you want the proxy to vote.]

*Delete paragraph 1 or 2, whichever does not apply.

Signature of proprietor(s) _____

Signature of proxy _____

Notes:

1. This form does not authorise voting on a matter if the person appointing the proxy is present at the meeting and votes on the matter.
2. This form is ineffective unless it is given to the secretary of the Association at or before the first meeting in relation to which it is to operate and it contains the date on which it was made.
3. This form will be revoked by a later proxy appointment form delivered to the secretary of the Association in the manner described in the preceding paragraph.

**AMENDED MINUTES OF AN ANNUAL GENERAL MEETING
THE OWNERS - DEPOSITED PLAN 776652**

**ADDRESS OF THE PLAN:
SETTLERS GREEN ASSOCIATION, Quarter Session Road, WESTLEIGH NSW 2120**

An Annual General Meeting of The Owners - Deposited Plan 776652 was held on 24/11/2020 commenced at 05:30 PM by Zoom.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
6	3M	Yes	Mr R O'Grady
10	7S	Yes	Ms M Barden
14	2S	Yes	Ms L P Gilchrist
15	4S	Yes	Mrs Weston
23	20S	Yes	D Lenz
26	7M	Yes	M C & Mrs M A Hollier
28	10M	Apology	Ms J L Pearson - Proxy to Mr G Dracup
29	8M	Yes	Mr J P Hogan
30	6M	Yes	Mr C J Belcastro
34	57Q	Yes	Ms J A Manning
47	1W	Yes	G D C Machado
53	17W	Yes	L J Dandie
54	14W	Yes	P Y Copleston
59	4W	Yes	P B Lynch
63	2P	Yes	J R Scott
65	6P	Yes	C L Herbert
67	10P	Yes	A H Adil
68	12P	Yes	G W Hastie
70	9P	Yes	K J Luke & Mr M P Brimfield
71	7P	Yes	Mr G M Dracup

ATTENDANCE: Rohini Das in attendance only as new owner
Krysta Smythe of Lamb & Walters Strata Management

CHAIRPERSON (acting): Krysta Smythe for the purpose of the meeting only.

Minutes of the meeting:

1 MINUTES

Resolved that the minutes of the last General Meeting as circulated be confirmed as a true and accurate record of the proceedings of that Meeting.

2 FINANCIAL STATEMENTS

Resolved that the Financial Statement as presented be received and adopted.

3 BUDGET

Resolved that the Proposed Budgets as attached be adopted, with or without amendment and that contributions be determined as follows:

ADMINISTRATIVE FUND

(a) To the Administrative Fund pursuant to Section 20 (3), and Clause 13 of Schedule 1 of the Community Land Management Act, 1989 ("The Act"):

In respect of the period from 1/01/2021 to 31/12/2021 in the sum of \$140,500.01 inc GST payable pursuant to Section 76 of the Act in four equal instalments, to be due and payable as follows:

1/01/2021, 1/04/2021, 1/07/2021, 1/10/2021

SINKING FUND

(b) To the Sinking Fund pursuant to Section 20 (3), and Clause 13 of Schedule 1 of the Act:

In respect of the period 1/01/2021 to 31/12/2021 in the sum of \$27,500.00 inc GST payable pursuant to Section 76 of the Act in four (4) equal instalments, due and payable on the same quarterly dates referred to in paragraph A.

4 EXECUTIVE COMMITTEE

Resolved that the Executive Committee of the Community Association be decided and these elected in accordance with Section 30 & Schedule 6, Part 3 of the Community Land Management Act, 1989.

Nominations were received for and the following person were elected:

Mr J Scott, Mr G Hastie, Ms K Brimfield, Mr G Dracup, Ms M Barden, Ms L Gilchrist, Mr A Adil, Mr C Herbert and Mr R O'Grady

5 INSURANCE

Resolved that the Community Association insurance be confirmed varied or extended (copy of renewal certificate attached) be accepted.

6 AUDITOR

Resolved that consideration be given to the appointment of an auditor by the Community Association for the next financial year and this be accepted.

7 SETTLERS GREEN CONSTITUTION

Resolved that the draft constitution as attached be received and adopted.

PRESIDENTS REPORT

- Ms Julie Manning, outgoing President tabled the Presidents report at the meeting. Please refer attached.

TREASURERS REPORT

- The Treasurer advised those at the meeting regarding upcoming expenditures in relation to the pool and to the tennis court too.

Meeting closed at 05:40 pm.

Minutes of Committee meeting held on 24/11/2020 Settlers Green Home Owners Association following the AGM

Location: Clubhouse

Present: Chris Herbert (CH), Gordon Dracup (GD), Kerri Brimfield (KB), Merissa Barden (MB), Linda Gilchrist (LG), James Scott (JS), Greg Hastie (GH), Roger O'Grady (ROG), Adem Adil (AA)

Apologies: None

Meeting opened at 6 p.m.

Minutes taken:

1. Appointment of new Executive Committee:
Greg Hastie – elected President
Gordon Dracup – elected Vice President
James Scott – re-elected Treasurer
Chris Herbert – elected Secretary
2. Given the number of new members to the Committee, there was discussion around some duties to be carried out and the need for master keys to be returned from former Committee members and passed on to the new ones.

Additional roles were put in place:

Maintenance Committee – GH, ROG, AA, CH
Social Committee liaison – CH
Gardening Committee liaison – LG
Social Media representative – KB
Clubhouse maintenance – MB
External liaison including trade persons - GD

3. COVID19 review

As highlighted in previous Minutes, there is a regular review of the arrangements since the re-opening of the clubhouse, 20th June, was undertaken. The Committee continues to monitor the NSW public health orders and will review clubhouse and pool restrictions as and when regulations are updated.

At this stage it was agreed to continue with the following:

-) Only open Clubhouse where bookings have been made
-) Maintain copies of attendance forms for individual bookings
-) Clubhouse usage and swimming pool area usage to remain separated apart from swimming pool area users having access to the one Clubhouse toilet
-) Maximum of 16 for Clubhouse bookings
-) Maximum of 30 for use of the swimming pool area

The booking system continues with the person making the booking receiving an email as to the COVID-19 risk requirements. Committee members are to check for bookings on their duty

week. Also, it was agreed to make it more transparent for all residents which Committee member is on duty any given week and to have easy access to contact details.

GD to take a look at options for upgrading the booking system.

4. Maintenance and 10 year plan

It was agreed that GH would email round to the Committee the existing 10 year maintenance plan that has been prepared. This is to be reviewed and discussed in more detail at the next Committee meeting.

There was discussion that there are some specific pieces of work that are likely to be required in 2021 where quotes are to be obtained that can be presented back to the Committee:

-) Swimming pool and surrounding area
-) Spa (leak has been identified)
-) Tennis lights
-) Top coat of roads

CH and MB to work on an operations manual for use of different areas of the Estate including the swimming pool pumps, tennis court lights and CCTV.

5. Arranging the next Committee meeting

It was agreed that the next Committee meeting would be held on 3 February 2021 at 7pm at the Clubhouse.

Meeting closed at 7.30 pm.

President's Report 2019 – 2020 AGM

Welcome everyone on the estate to this new way of conducting meetings, some of you will be a little too familiar with and rather over this format, and for some this is a new experience.

Little did we know what 2020 would hold for us all in every sphere of our lives, including the management of Settler's Green, indeed didn't I pick a corker of a year to take on the President's role! I would like to thank all those who stopped me at the coffee shop, sent cards, emails of support and other kind gestures recognising just what a time and mind slog this year has been.

Of course, I wasn't alone in all this fun, your committee has had to oversee unprecedented situations to manage the estate safely for us all. If anyone would have told me in December last year that in 2020, the clubhouse facility would be closed for a period of time and then managed with restrictions, I probably would have said..never will that happen. Never is no longer a word I use after 2020 because anything is possible. This year Santa is even visiting by appointment.

To the exec committee that I have had the pleasure to work with through many a trying and taxing time, I thank you all for giving your valuable time when often your work environment was presenting you with sufficient challenges already. To calculate the volunteer hours this year for the exec if we had a paid management group would have been a figure so large, I dare not even try to calculate.

Thank you to the various committees on the estate managed by a very capable volunteer crew – the gardening committee, maintenance committee and Social club committee, your hard work and countless volunteering hours has saved the estate an incalculable financial figure and made it a wonderful place to live. Thank you as well to those who do the odd jobs around, yet aren't formally on a committee we are all indebted to your generosity as well.

2020 has seen a changing of the guard with many of our longer-term residents moving to new adventures and with an exciting new crew joining us, many of whom I have had the pleasure to meet. For those I haven't had the chance to see as yet, I will pass on the details to the incoming committee.

Now to the bane of your committee's existence in 2020 – parking. For the significant majority in the estate who park in their garage, on their driveway or on the outside roads...it's a comfort break or tune out and grab a wine..quickly mind as I'm not going to bang on about it for long.

We all signed up for not parking on the shared road accessways when we decided to purchase a property in Settlers Green and there's a pretty simple and easy to understand reason for it – safety. The safety of our children and other pedestrians is paramount in our estate, parking on the fringes of

the roadways is not what you signed up for. It is there in black and white in the section 88B documents attached to your purchase documents. There are no exemptions.

Cars parked on the accessways also effect the ability of garbage trucks to provide the weekly service, the last thing we need is for our streets to be deemed to damn hard for garbage truck access and everyone in the estate dragging their bins to QSR.

My final word on this is about the endangerment to lives. Cars parked on the road access ways can inhibit the access for emergency services to attend a medical emergency or a house fire... I wouldn't want to be that person with a car parked such that caused the loss of precious minutes needed to save a life.

The estate is 30 years old now, and with that comes the need to refresh and reinvigorate the estate ongoing. Your committee in 2020 had great plans to refurbish the pool, alas contractual problems left us way too close to the swimming season to find an alternate provider. To keep the place fresh and alive there will need to be a serious look at our 10-year plan through the eyes of the new committee in 2020.

I realise there has been a mantra of keeping fees low, yes this is fabulous financially to the individual though not sustainable in the long term with aging infrastructure. The levies are not changing in 2021, though to continue this thinking is fraught.

Finally, your committee will have a lot of new faces in 2021, which is simply awesome from the nominations I have watched come through, it is important our estate have demographic representation to make the decisions that will take us into the 2020's. I wish the incoming committee well, and trust it will be a year of improvements and getting on with things.

I wish each and every family a wonderful Xmas and holiday season,

I will hand over to James Scott to give a financial update...

Minutes of Committee meeting held on 24/11/2020 Settlers Green Home Owners Association following the AGM

Location: Clubhouse

Present: Chris Herbert (CH), Gordon Dracup (GD), Kerri Brimfield (KB), Merissa Barden (MB), Linda Gilchrist (LG), James Scott (JS), Greg Hastie (GH), Roger O'Grady (ROG), Adem Adil (AA)

Apologies: None

Meeting opened at 6 p.m.

Minutes taken:

1. Appointment of new Executive Committee:
Greg Hastie – elected President
Gordon Dracup – elected Vice President
James Scott – re-elected Treasurer
Chris Herbert – elected Secretary

2. Given the number of new members to the Committee, there was discussion around some duties to be carried out and the need for master keys to be returned from former Committee members and passed on to the new ones.

Additional roles were put in place:

Maintenance Committee – GH, ROG, AA, CH
Social Committee liaison – CH
Gardening Committee liaison – LG
Social Media representative – KB
Clubhouse maintenance – MB
External liaison including trade persons - GD

3. COVID19 review

As highlighted in previous Minutes, there is a regular review of the arrangements since the re-opening of the clubhouse, 20th June, was undertaken. The Committee continues to monitor the NSW public health orders and will review clubhouse and pool restrictions as and when regulations are updated.

At this stage it was agreed to continue with the following:

-) Only open Clubhouse where bookings have been made
-) Maintain copies of attendance forms for individual bookings
-) Clubhouse usage and swimming pool area usage to remain separated apart from swimming pool area users having access to the one Clubhouse toilet
-) Maximum of 16 for Clubhouse bookings
-) Maximum of 30 for use of the swimming pool area

The booking system continues with the person making the booking receiving an email as to the COVID-19 risk requirements. Committee members are to check for bookings on their duty

week. Also, it was agreed to make it more transparent for all residents which Committee member is on duty any given week and to have easy access to contact details.

GD to take a look at options for upgrading the booking system.

4. Maintenance and 10 year plan

It was agreed that GH would email round to the Committee the existing 10 year maintenance plan that has been prepared. This is to be reviewed and discussed in more detail at the next Committee meeting.

There was discussion that there are some specific pieces of work that are likely to be required in 2021 where quotes are to be obtained that can be presented back to the Committee:

-) Swimming pool and surrounding area
-) Spa (leak has been identified)
-) Tennis lights
-) Top coat of roads

CH and MB to work on an operations manual for use of different areas of the Estate including the swimming pool pumps, tennis court lights and CCTV.

5. Arranging the next Committee meeting

It was agreed that the next Committee meeting would be held on 3 February 2021 at 7pm at the Clubhouse.

Meeting closed at 7.30 pm.

Russell R Farr & Associates

CHARTERED ACCOUNTANTS **INDEPENDENT AUDIT REPORT**

To the Member of Strata Plan 776652

Opinion

We have audited the financial report of Strata Plan No.776652, which comprises the statement of financial Position as at 31 August 2021, the statement of financial performance for the year then ended, and notes to financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of Strata Plan 776652 as at 31 August 2021, and its financial performance for the year then ended in accordance with the accounting policies described in Notes to the financial statements and the financial reporting requirements of the Strata Schemes Management Act 2015.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Plan in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Notes to the financial report, which describes the basis of accounting. The financial report has been prepared for distribution to the Members for the purpose of fulfilling the Owners Corporation's reporting obligations under the Strata Schemes Management Act 2015. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

The Owners Corporation's Responsibility for the Financial Report

The Owners Corporation are responsible for the preparation and fair presentation of the financial report in accordance with the accounting policies described in the Notes, and has determined that the accounting policies are appropriate to meet the requirement of the Strata Schemes Management Act 2015, and meet the needs of the members. The Owners Corporation's responsibility also includes such internal control as the Owners Corporation determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Owners Corporation is responsible for assessing the Plan's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Owners Corporation either intends to liquidate the Plan or to cease operations, or has no realistic alternative but to do so.

The Owners Corporation are responsible for overseeing the Plan's financial reporting process.

Russell R Farr & Associates

CHARTERED ACCOUNTANTS

Auditor's Responsibility for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Plan's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Owners Corporation.
- Conclude on the appropriateness of the Owners Corporation's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Plan's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Plan to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Owners Corporation regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Stephen Farr CA
Partner

Dated at Hornsby this 21 September 2021

Statement of Key Financial Information

Approved form under: Strata Schemes Management Act 2015 (Section 94 (1))

Deposited Plan 776652

**SETTLERS GREEN ASSOCIATION, Quarter Session Road, WESTLEIGH
NSW 2120**

Name of Fund:	Administrative Fund	
Reporting Period:	1/09/2020 to 31/08/2021	\$
Balance carried forward from previous reporting period:		53,924.70
Total income received during reporting period:		141,916.05 (2)
Total interest earned by fund during reporting period:		327.42 (3)
Total contributions paid during reporting period:		139,913.63
Total unpaid contributions payable for reporting period:		1,944.55 (4)
Total expenditure for maintenance during reporting period:		135,367.20 (5)
Total expenditure for administration costs during reporting period:		0.00
Balance of Fund at end of reporting period:		47,350.32

List of principal items of expenditure proposed for next reporting period: (6)

Admin--Accounting	950.00
Admin--Agent Disburst--Postage & Stationery--Extra	500.00
Admin--Agent Disburst--Schedule B	30.00
Admin--Annual Computer System Fee	227.27
Admin--Annual Storage Fee	95.00
Admin--Auditors--Audit Services	530.00
Admin--Fixed Disbursement Fee	3,906.00
Admin--Legal & Debt Collection Fees	700.00
Admin--Management Fees--Standard	10,310.00
Admin--Petty Cash Expenses	120.00
Admin--Trades Monitor	85.00
Insurance--Premiums	7,930.00
Maint Bldg--Cleaning	13,655.00
Maint Bldg--Consultants	1,000.00
Maint Bldg--Electrical Repairs	1,300.00
Maint Bldg--Miscellaneous	830.00
Maint Bldg--Plumbing Repairs	300.00
Maint Bldg--Pool Mtce	8,500.00
Maint Grounds--Gardening & Lawns	36,750.00
Maint Grounds--Tree Lopping/Removal	2,200.00
Utility--Council Rates	2,700.00
Utility--Electricity	5,600.00
Utility--Gas	730.00
Utility--Rubbish Removal	7,000.00

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.

(6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Utility--Water Usage	2,600.00
Total Expenses	108,548.27

Notes:

- (1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.
 - (2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.
 - (3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.
 - (4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.
 - (5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.
 - (6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.
-

Name of Fund: **Sinking Fund**

Reporting Period: 1/09/2020 to 31/08/2021 \$

Balance carried forward from previous reporting period:	85,095.42	
Total income received during reporting period:	27,458.52	(2)
Total interest earned by fund during reporting period:	64.12	(3)
Total contributions paid during reporting period:	27,394.40	
Total unpaid contributions payable for reporting period:	380.73	(4)
Total expenditure for maintenance during reporting period:	33,640.07	(5)
Total expenditure for administration costs during reporting period:	0.00	
Balance of Fund at end of reporting period:	106,529.07	

List of principal items of expenditure proposed for next reporting period: (6)

Maint Bldg--General Service & Replacement	25,000.00	
Total Expenses	25,000.00	

Notes:

- (1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.
- (2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.
- (3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.
- (4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.
- (5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.
- (6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Statement of Financial Position

As at 31/08/2021

Deposited Plan 776652

SETTLERS GREEN ASSOCIATION, Quarter Session
Road, WESTLEIGH NSW 2120

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(6,574.38)	2,797.51
Owners Equity--Admin	53,924.70	51,127.19
	47,350.32	53,924.70
Sinking Fund		
Operating Surplus/Deficit--Sinking	21,433.65	41,951.65
Owners Equity--Sinking	85,095.42	43,143.77
	106,529.07	85,095.42
Net owners' funds	\$153,879.39	\$139,020.12
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	43,426.57	49,136.86
Petty Cash--Admin	6,500.00	6,500.00
Receivable--Levies--Admin	1,944.55	2,286.98
Receivable--Owners--Admin	0.00	33.00
	51,871.12	57,956.84
Sinking Fund		
Cash at Bank--Sinking	105,162.17	85,148.63
Receivable--Levies--Sinking	380.73	447.78
	105,542.90	85,596.41
Unallocated Money		
Cash at Bank--Unallocated	4,799.95	615.01
	4,799.95	615.01
<i>Total assets</i>	162,213.97	144,168.26
Less liabilities		
Administrative Fund		
Creditor--GST--Admin	1,705.88	485.42
Creditors--Other--Admin	(44.00)	0.00
Deposits Received--Keys--Admin	260.00	15.00
Prepaid Levies--Admin	2,598.92	3,531.72
	4,520.80	4,032.14
Sinking Fund		
Creditor--GST--Sinking	(1,495.02)	(190.51)
Prepaid Levies--Sinking	508.85	691.50
	(986.17)	500.99
Unallocated Money		
Prepaid Levies--Unallocated	4,799.95	615.01
	4,799.95	615.01
<i>Total liabilities</i>	8,334.58	5,148.14

	Current period	Previous year
Net assets	<u><u>\$153,879.39</u></u>	<u><u>\$139,020.12</u></u>

Statement of Financial Performance for the financial year to 31/08/2021

Deposited Plan 776652

SETTLERS GREEN ASSOCIATION, Quarter Session
Road, WESTLEIGH NSW 2120

Administrative Fund

	Current period 01/09/2020-31/08/2021	Annual budget 01/09/2020-31/08/2021	Previous year 01/09/2019-31/08/2020
Revenue			
Insurance Claims	0.00	0.00	5,452.10
Interest on Arrears--Admin	327.42	0.00	825.53
Levies Due--Admin	127,730.40	127,727.28	127,730.40
Miscellaneous Income--Admin	0.00	0.00	(190.91)
Security Key--Non-refundable	0.00	0.00	15.00
Status Certificate Fees	673.00	0.00	351.50
Strata Roll Inspection Fees	62.00	0.00	31.00
<i>Total revenue</i>	128,792.82	127,727.28	134,214.62
Less expenses			
Admin--Accounting	889.98	950.00	895.43
Admin--Agent Disburst--Postage & Stationery--Extra	433.41	500.00	440.64
Admin--Agent Disburst--Schedule B	127.27	30.00	27.27
Admin--Annual Computer System Fee	227.27	227.27	227.27
Admin--Annual Storage Fee	90.91	95.00	90.91
Admin--Auditors--Audit Services	450.00	850.00	800.00
Admin--Fixed Disbursement Fee	3,675.96	3,720.00	3,487.56
Admin--Income Tax--Admin	0.00	550.00	0.00
Admin--Legal & Debt Collection Fees	668.75	75.00	70.00
Admin--Management Fees--Standard	9,703.62	9,820.00	9,206.12
Admin--Petty Cash Expenses	109.90	400.00	358.97
Admin--Status Certificate Fees Paid	767.00	0.00	163.50
Admin--Strata Inspection Fees Paid	62.00	0.00	0.00
Admin--Trades Monitor	83.00	82.00	82.00
Admin--Transfer to Sinking Fund	30,000.00	0.00	40,000.00
Insurance--Excesses	0.00	350.00	0.00
Insurance--Premiums	7,549.65	6,600.00	6,354.82
Maint Bldg--Cleaning	13,003.64	8,500.00	7,993.09
Maint Bldg--Consultants	928.50	700.00	648.81
Maint Bldg--Electrical Repairs	1,067.45	1,800.00	1,410.00
Maint Bldg--Garbage Bins/Bags	0.00	200.00	175.64
Maint Bldg--Gutters & Downpipes	0.00	100.00	64.11
Maint Bldg--Light Globes	0.00	500.00	424.42
Maint Bldg--Locksmith Repairs	967.50	0.00	0.00
Maint Bldg--Miscellaneous	812.64	800.00	736.88
Maint Bldg--Pest/Vermin Control	0.00	900.00	850.00
Maint Bldg--Plumbing Repairs	0.00	480.00	413.12

Administrative Fund

	Current period	Annual budget	Previous year
	01/09/2020-31/08/2021	01/09/2020-31/08/2021	01/09/2019-31/08/2020
Maint Bldg--Pool Mtce	8,310.00	7,500.00	7,293.46
Maint Bldg--Repairs & Mtce	237.62	33,478.01	3,379.56
Maint Bldg--Security Keys	0.00	120.00	107.50
Maint Grounds--Gardening & Lawns	35,521.20	29,715.00	28,300.36
Maint Grounds--Irrigation Systems	0.00	200.00	179.33
Maint Grounds--Tree Lopping/Removal	2,000.00	200.00	167.73
Signs & Notice Boards	0.00	85.00	79.20
Utility--Council Rates	2,485.76	1,000.00	948.05
Utility--Electricity	5,201.97	6,600.00	6,174.98
Utility--Gas	681.10	1,100.00	898.29
Utility--Rubbish Removal	6,816.26	5,300.00	5,074.20
Utility--Water Usage	2,494.84	4,200.00	3,893.89
<i>Total expenses</i>	135,367.20	127,727.28	131,417.11
Surplus/Deficit	(6,574.38)	0.00	2,797.51
Opening balance	53,924.70	53,924.70	51,127.19
Closing balance	\$47,350.32	\$53,924.70	\$53,924.70

Sinking Fund

	Current period	Annual budget	Previous year
	01/09/2020-31/08/2021	01/09/2020-31/08/2021	01/09/2019-31/08/2020
Revenue			
Interest on Arrears--Sinking	64.12	0.00	121.42
Levies Due--Sinking	25,009.60	25,000.00	25,009.60
Transfer from Admin Fund	30,000.00	0.00	40,000.00
<i>Total revenue</i>	<u>55,073.72</u>	<u>25,000.00</u>	<u>65,131.02</u>
Less expenses			
Admin-- PAYG--Sinking	(179.00)	0.00	0.00
Admin--Income Tax--Sinking	0.00	0.00	14.10
Maint Bldg--Consultants	0.00	0.00	4,773.73
Maint Bldg--Electrical	20,748.55	0.00	4,454.30
Maint Bldg--General Service & Replacement	3,686.36	25,000.00	4,917.94
Maint Bldg--Plumbing & Drainage	4,423.25	0.00	3,955.21
Maint Bldg--Security Works	0.00	0.00	3,050.00
Maint Grounds--Fencing--Internal	0.00	0.00	2,014.09
Maint Grounds--Landscaping	2,850.00	0.00	0.00
Maint Grounds--Pool Renovation	2,110.91	0.00	0.00
<i>Total expenses</i>	<u>33,640.07</u>	<u>25,000.00</u>	<u>23,179.37</u>
Surplus/Deficit	<u>21,433.65</u>	<u>0.00</u>	<u>41,951.65</u>
Opening balance	85,095.42	85,095.42	43,143.77
Closing balance	<u>\$106,529.07</u>	<u>\$85,095.42</u>	<u>\$85,095.42</u>

Detailed Expenses for the financial year from 01/09/2020 to 31/08/2021

Deposited Plan 776652

SETTLERS GREEN ASSOCIATION, Quarter Session Road, WESTLEIGH NSW 2120

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
------	---------	-------	---------------------------	--------	------	---------	----------------

Administrative Fund

Admin--Accounting 150200

02/11/2020	Submit quarterly BAS 50+ October 2020	Lamb & Walters	136.36	Paid	DE		000304
30/11/2020	The required submission of Tier 2	NSW Fair Trading	42.73	Paid	Chq	776652	000011
01/12/2020	Annual Accounts Fee 50+ lots November 2020	Lamb & Walters	136.36	Paid	DE		000319
01/02/2021	Ordering ATO Reports for filing January 2021	Lamb & Walters	20.00	Paid	DE		000355
01/02/2021	Income Tax Processing Fee 51+ lots January 2021	Lamb & Walters	145.45	Paid	DE		000355
01/03/2021	Submit quarterly BAS 50+ February 2021	Lamb & Walters	136.36	Paid	DE		000369
02/08/2021	Submit quarterly BAS 50+ July 2021	Lamb & Walters	136.36	Paid	DE		000418
02/08/2021	Submit quarterly BAS 50+ July 2021	Lamb & Walters	136.36	Paid	DE		000418

\$889.98

Admin--Agent Disburst--Postage & Stationery--Extra 153805

01/09/2020	Postage & Stationery Fee August 2020	Lamb & Walters	43.45	Paid	DE		000275
01/10/2020	Postage & Stationery Fee September 2020	Lamb & Walters	42.14	Paid	DE		000290
02/11/2020	Postage & Stationery Fee October 2020	Lamb & Walters	115.86	Paid	DE		000304
02/11/2020	Postage & Stationery Fee October 2020	Lamb & Walters	143.50	Paid	DE		000304
01/12/2020	Postage & Stationery Fee November 2020	Lamb & Walters	42.14	Paid	DE		000319
01/07/2021	Postage & Stationery Fee June 2021	Lamb & Walters	44.32	Paid	DE		000412
02/08/2021	Postage & Stationery Fee July 2021	Lamb & Walters	2.00	Paid	DE		000418

\$433.41

Admin--Agent Disburst--Schedule B 153802

01/10/2020	Courier books and records to Auditor September 2020	Lamb & Walters	27.27	Paid	DE		000290
01/03/2021	Schedule Fees for Strata Manager February 2021	Lamb & Walters	100.00	Paid	DE		000369

\$127.27

Admin--Annual Computer System Fee 163600

01/12/2020	Annual Computer Systems Fee 50+ lots November 2020	Lamb & Walters	227.27	Paid	DE		000319
------------	--	----------------	--------	------	----	--	--------

\$227.27

Admin--Annual Storage Fee 156200

01/12/2020	Archive Storage Fee 50+ lots November 2020	Lamb & Walters	90.91	Paid	DE		000319
------------	--	----------------	-------	------	----	--	--------

\$90.91

Admin--Auditors--Audit Services 150800

07/12/2020	Audit EFY 31/08/20	Russell R Farr & Associates	450.00	Paid	DE	2021-000516	000331
------------	--------------------	-----------------------------	--------	------	----	-------------	--------

\$450.00

Admin--Fixed Disbursement Fee 153804

01/09/2020	Fixed Disbursement Fee August 2020	Lamb & Walters	295.32	Paid	DE		000275
------------	------------------------------------	----------------	--------	------	----	--	--------

Deposited Plan 776652
**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
01/10/2020	Fixed Disbursement Fee September 2020	Lamb & Walters	295.32	Paid	DE		000290
02/11/2020	Fixed Disbursement Fee October 2020	Lamb & Walters	295.32	Paid	DE		000304
01/12/2020	Fixed Disbursement Fee November 2020	Lamb & Walters	310.00	Paid	DE		000319
04/01/2021	Fixed Disbursement Fee December 2020	Lamb & Walters	310.00	Paid	DE		000337
01/02/2021	Fixed Disbursement Fee January 2021	Lamb & Walters	310.00	Paid	DE		000355
01/03/2021	Fixed Disbursement Fee February 2021	Lamb & Walters	310.00	Paid	DE		000369
01/04/2021	Fixed Disbursement Fee March 2021	Lamb & Walters	310.00	Paid	DE		000385
03/05/2021	Fixed Disbursement Fee April 2021	Lamb & Walters	310.00	Paid	DE		000391
01/06/2021	Fixed Disbursement Fee May 2021	Lamb & Walters	310.00	Paid	DE		000401
01/07/2021	Fixed Disbursement Fee June 2021	Lamb & Walters	310.00	Paid	DE		000412
02/08/2021	Fixed Disbursement Fee July 2021	Lamb & Walters	310.00	Paid	DE		000418
			\$3,675.96				
Admin--Legal & Debt Collection Fees 153200							
30/09/2020	Lot 62: Outstanding Levies - David Le Page (89385)		(75.00)		Ow.Inv		
30/09/2020	Outstanding levies Lot 62	David Le Page	75.00	Paid	DE	89385	000288
30/10/2020	Outstanding levies Lot 62	David Le Page	50.00	Paid	DE	89644	000303
06/11/2020	Lot 62: Outstanding levies - David Le Page (89644)		(50.00)		Ow.Inv		
12/11/2020	Lot 22: Debt recovery Stage 1		(10.00)		Ow.Inv		
12/11/2020	Lot 23: Debt recovery Stage 1		(10.00)		Ow.Inv		
12/11/2020	Lot 38: Debt recovery Stage 1		(10.00)		Ow.Inv		
12/11/2020	Lot 45: Debt recovery Stage 1		(10.00)		Ow.Inv		
12/11/2020	Lot 46: Debt recovery Stage 1		(10.00)		Ow.Inv		
12/11/2020	Lot 68: Debt recovery Stage 1		(10.00)		Ow.Inv		
27/11/2020	Outstanding levies Lot 62	David Le Page	17.50	Paid	DE	89918	000317
01/12/2020	Stage 1 Reminder Letter November 2020	Lamb & Walters	60.00	Paid	DE		000319
04/12/2020	Lot 62: Outstanding levies - David Le Page (89918)		(17.50)		Ow.Inv		
11/12/2020	Lot 45: Debt recovery Stage 2		(30.00)		Ow.Inv		
11/12/2020	Lot 68: Debt recovery Stage 2		(30.00)		Ow.Inv		
04/01/2021	Stage 2 Final Reminder Letter December 2020	Lamb & Walters	60.00	Paid	DE		000337
28/01/2021	Outstanding levies Lot 62	David Le Page	52.50	Paid	DE	90420	000350
04/02/2021	Lot 62: Outstanding levies - David Le Page (90420)		(52.50)		Ow.Inv		
09/02/2021	Lot 18: Debt recovery Stage 1		(10.00)		Ow.Inv		
09/02/2021	Lot 22: Debt recovery Stage 1		(10.00)		Ow.Inv		
09/02/2021	Lot 45: Debt recovery Stage 1		(10.00)		Ow.Inv		
09/02/2021	Lot 46: Debt recovery Stage 1		(10.00)		Ow.Inv		
09/02/2021	Lot 68: Debt recovery Stage 1		(10.00)		Ow.Inv		
22/02/2021	Outstanding levies Lot 62	David Le Page	30.00	Paid	DE	90625	000363
23/02/2021	Lot 62: Outstanding levies - David Le Page (90625)		(30.00)		Ow.Inv		
24/02/2021	Fees for replacement Cert. of Title	David Le Page	420.36	Paid	DE	88726	000366
01/03/2021	Stage 1 Reminder Letter February 2021	Lamb & Walters	50.00	Paid	DE		000369
05/03/2021	Application for registration of Constitution	David Le Page	298.39	Paid	DE	90659	000374
11/03/2021	Lot 22: Debt recovery Stage 2		(30.00)		Ow.Inv		

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
11/03/2021	Lot 46: Debt recovery Stage 2		(30.00)		Ow.Inv		
01/04/2021	Stage 2 Final Reminder Letter March 2021	Lamb & Walters	60.00	Paid	DE		000385
13/05/2021	Lot 33: Debt recovery Stage 1		(10.00)	Cancel	Ow.Inv		
13/05/2021	Owner invoice cancellation for lot: 33/776652		10.00	Cancel	Ow.Inv		
13/05/2021	Lot 44: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/05/2021	Lot 48: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/05/2021	Lot 68: Debt recovery Stage 1		(10.00)		Ow.Inv		
01/06/2021	Stage 1 Reminder Letter May 2021	Lamb & Walters	40.00	Paid	DE		000401
11/06/2021	Lot 33: Debt recovery Stage 2		(30.00)	Cancel	Ow.Inv		
11/06/2021	Owner invoice cancellation for lot: 33/776652		30.00	Cancel	Ow.Inv		
11/06/2021	Lot 46: Debt recovery Stage 1		(10.00)	Cancel	Ow.Inv		
11/06/2021	Owner invoice cancellation for lot: 46/776652		10.00	Cancel	Ow.Inv		
29/06/2021	Lot 33: Cancelled Stage 1 reminder 13/05/21	Lamb & Walters	(10.00)	Paid	DE		000412
01/07/2021	Stage 1 Reminder Letter June 2021	Lamb & Walters	10.00	Paid	DE		000412
14/07/2021	Lot 46: Debt recovery Stage 2		(30.00)	Cancel	Ow.Inv		
14/07/2021	Owner invoice cancellation for lot: 46/776652		30.00	Cancel	Ow.Inv		
02/08/2021	Remove stage 2 - lot 46		(30.00)	Paid	Inv		
02/08/2021	Remove stage 1 - lot 46		(10.00)	Paid	Inv		
02/08/2021	Stage 2 Final Reminder Letter July 2021	Lamb & Walters	30.00	Paid	DE		000418
13/08/2021	Lot 10: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/08/2021	Lot 21: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/08/2021	Lot 40: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/08/2021	Lot 45: Debt recovery Stage 1		(10.00)		Ow.Inv		
13/08/2021	Lot 50: Debt recovery Stage 1		(10.00)	Cancel	Ow.Inv		
13/08/2021	Owner invoice cancellation for lot: 50/776652		10.00	Cancel	Ow.Inv		
13/08/2021	Lot 54: Debt recovery Stage 1		(10.00)		Ow.Inv		
			\$668.75				
Admin--Management Fees--Standard 154000							
01/09/2020	Standard Management Fee August 2020	Lamb & Walters	779.55	Paid	DE		000275
01/10/2020	Standard Management Fee September 2020	Lamb & Walters	779.55	Paid	DE		000290
02/11/2020	Standard Management Fee October 2020	Lamb & Walters	779.55	Paid	DE		000304
01/12/2020	Standard Management Fee November 2020	Lamb & Walters	818.33	Paid	DE		000319
04/01/2021	Standard Management Fee December 2020	Lamb & Walters	818.33	Paid	DE		000337
01/02/2021	Standard Management Fee January 2021	Lamb & Walters	818.33	Paid	DE		000355
01/03/2021	Standard Management Fee February 2021	Lamb & Walters	818.33	Paid	DE		000369
01/04/2021	Standard Management Fee March 2021	Lamb & Walters	818.33	Paid	DE		000385
03/05/2021	Standard Management Fee April 2021	Lamb & Walters	818.33	Paid	DE		000391
01/06/2021	Standard Management Fee May 2021	Lamb & Walters	818.33	Paid	DE		000401
01/07/2021	Standard Management Fee June 2021	Lamb & Walters	818.33	Paid	DE		000412
02/08/2021	Standard Management Fee July 2021	Lamb & Walters	818.33	Paid	DE		000418
			\$9,703.62				
Admin--Petty Cash Expenses 000							
10/03/2021	Reimb - flowers	Greg Hastie	109.90	Paid	DE	776652	000376

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
			\$109.90				
Admin--Status Certificate Fees Paid 156000							
01/09/2020	Status Certificate Fee August 2020	Lamb & Walters	188.00	Paid	DE		000275
01/10/2020	Status Certificate Fee September 2020	Lamb & Walters	282.00	Paid	DE		000290
02/11/2020	Status Certificate Fee October 2020	Lamb & Walters	109.00	Paid	DE		000304
01/12/2020	Status Certificate Fee November 2020	Lamb & Walters	94.00	Paid	DE		000319
02/08/2021	Status Certificate Fee July 2021	Lamb & Walters	94.00	Paid	DE		000418
			\$767.00				
Admin--Strata Inspection Fees Paid 156400							
01/09/2020	Strata Roll Inspection Fee August 2020	Lamb & Walters	31.00	Paid	DE		000275
01/07/2021	Strata Roll Inspection Fee June 2021	Lamb & Walters	31.00	Paid	DE		000412
			\$62.00				
Admin--Trades Monitor 157200							
06/11/2020	Trades Monitoring 01/11/20 - 31/10/21	Trades Monitor	83.00	Paid	DE	92864/SP 776652	000307
			\$83.00				
Admin--Transfer to Sinking Fund 157400							
18/02/2021	Trf. money from Admin fund to CWF - KS 8/2/21		30,000.00		Jnl	31426	
			\$30,000.00				
Insurance--Premiums 159100							
30/11/2020	Ins renewal 2020/21	Collective Insurance Brokers	7,549.65	Paid	BPAY	40557121352 74 430	
			\$7,549.65				
Maint Bldg--Cleaning 163000							
10/09/2020	Cleaning Aug 20	Fresh Living Strata Solutions	1,159.92	Paid	DE	86828	000282
12/10/2020	Cleaning Sep 20	Fresh Living Strata Solutions	1,159.92	Paid	DE	87489	000292
13/11/2020	Cleaning Oct 20	Fresh Living Strata Solutions	1,264.92	Paid	DE	88159	000308
11/12/2020	Cleaning Nov 20	Fresh Living Strata Solutions	1,159.92	Paid	DE	88818	000333
21/01/2021	Cleaning Dec 21	Fresh Living Strata Solutions	1,159.92	Paid	DE	89479	000346
12/02/2021	Cleaning Jan 21	Fresh Living Strata Solutions	1,159.92	Paid	DE	90133	000360
18/03/2021	Cleaning Feb 21	Fresh Living Strata Solutions	1,159.92	Paid	DE	90787	000378
13/04/2021	Cleaning Mar 21	Fresh Living Strata Solutions	1,159.92	Paid	DE	91452	000386
14/05/2021	Cleaning Apr 21	Fresh Living Strata Solutions	1,264.92	Paid	DE	92118	000393
17/06/2021	Cleaning May 21	Fresh Living Strata Solutions	844.92	Paid	DE	92774	000404
16/07/2021	Cleaning - Jul 21	Fresh Living Strata Solutions	739.92	Paid	DE	93421	000416
18/08/2021	Cleaning Jul 21	Fresh Living Strata Solutions	769.52	Paid	DE	94066	000423
			\$13,003.64				
Maint Bldg--Consultants 164200							
06/01/2021	Repair common area lighting	Lewy's Electrical Pty Ltd	178.50	Paid	DE	INV-7040	000342
01/04/2021	Engineering inspection for pool	Neilly Davies & Partners Pty	750.00	Paid	DE	I210088	000384
			\$928.50				
Maint Bldg--Electrical Repairs 164800							
14/10/2020	Made safe wiring from broken pole	Lewy's Electrical Pty Ltd	118.90	Paid	DE	INV-6833	000295
18/05/2021	Replace globe for light pole near clubhouse	Lewy's Electrical Pty Ltd	149.10	Paid	DE	INV-7328	000397

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
28/05/2021	Install powerpoints near hot water heater	Lewy's Electrical Pty Ltd	309.45	Paid	DE	INV-7348	000398
23/06/2021	Replace smoke alarm detectors in clubhouse	Skilled Projects Group	490.00	Paid	DE	IV000000009 21	000407
			\$1,067.45				
Maint Bldg--Locksmith Repairs 170600							
21/01/2021	Install deadbolts to pump room	Able Lock Services	510.00	Paid	DE	73958	000345
22/04/2021	Tennis Court Lock	Able Lock Services	112.50	Paid	DE	74938	000387
28/06/2021	Replace faulty pool gate entry lock	Able Lock Services	345.00	Paid	DE	75487	000408
			\$967.50				
Maint Bldg--Miscellaneous 171400							
14/10/2020	Arrange replacement Certificate of Title	David Le Page	92.82	Paid	DE	89512	000294
15/10/2020	3 years business renewal	ASIC	79.09	Paid	BPAY	85902182776 16	65
03/02/2021	Upgrade booking system for c/house	Greg Hastie	526.55	Paid	DE	776652	000356
23/03/2021	Items for clubhouse	Ms M Barden	114.18	Paid	DE	776652	000380
			\$812.64				
Maint Bldg--Pool Mtce 179200							
01/09/2020	Pool Maintenance 28/08/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012197	000274
09/09/2020	Pool pump repair	Mobile Pool Solutions Pty Ltd	389.00	Paid	DE	00011925	000283
10/09/2020	Pool Maintenance 04/09/20	Mobile Pool Solutions Pty Ltd	105.00	Paid	DE	00012216	000283
21/09/2020	Pool Maintenance 17/09/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012256	000284
29/09/2020	Pool Maintenance 24/09/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012282	000287
07/10/2020	Clean shade sail over pool	Shade Care Pty Ltd	763.64	Paid	DE	IN-0843	000291
11/10/2020	Pool Maintenance 01/10/20	Mobile Pool Solutions Pty Ltd	253.64	Paid	DE	00012304	000293
12/10/2020	Pool Maintenance 07/10/20	Mobile Pool Solutions Pty Ltd	128.68	Paid	DE	00012311	000293
20/10/2020	Pool Maintenance 16/10/20	Mobile Pool Solutions Pty Ltd	599.05	Paid	DE	00012351	000296
26/10/2020	Pool maintenance 13/10/20	Mobile Pool Solutions Pty Ltd	125.59	Paid	DE	00012379	000300
03/11/2020	Pool Maintenance 30/10/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012398	000305
05/11/2020	Pool Maintenance 03/11/20	Mobile Pool Solutions Pty Ltd	171.09	Paid	DE	00012413	000306
20/11/2020	Pool Maintenance 13/11/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012445	000310
26/11/2020	Pool Maintenance 20/11/20	Mobile Pool Solutions Pty Ltd	140.18	Paid	DE	00012464	000313
07/12/2020	Pool Maintenance 27/11/20	Mobile Pool Solutions Pty Ltd	294.45	Paid	DE	00012495	000330
11/12/2020	Pool Maintenance 04/12/20	Mobile Pool Solutions Pty Ltd	92.64	Paid	DE	00012522	000334
18/12/2020	Pool Maintenance 11/12/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012554	000335
29/12/2020	Pool maintenance 18/12/2020	Mobile Pool Solutions Pty Ltd	180.91	Paid	DE	00012589	000336
06/01/2021	Pool Maintenance 31/12/20	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012626	000340
06/01/2021	Pool Maintenance 24/12/20	Mobile Pool Solutions Pty Ltd	110.23	Paid	DE	00012618	000340
18/01/2021	Pool registration	Hornsby Shire Council	136.36	Paid	Chq	776652	000012
20/01/2021	Pool Maintenance 15/01/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012684	000344
21/01/2021	Regular pool maintenance and extra works	Mobile Pool Solutions Pty Ltd	1,289.64	Paid	DE	00012658	000347
29/01/2021	Pool maintenance 22/01/2021	Mobile Pool Solutions Pty Ltd	188.95	Paid	DE	00012726	000352
05/02/2021	Pool registration	Hornsby Shire Council	113.64	Paid	Chq	776652	000013
08/02/2021	Pool Maintenance 29/01/21	Mobile Pool Solutions Pty Ltd	119.09	Paid	DE	00012736	000358
11/02/2021	Pool Maintenance 05/02/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012756	000359

Deposited Plan 776652
**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
23/02/2021	Pool Maintenance 12/02/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012780	000364
02/03/2021	Pool maintenance 19/02/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012813	000373
04/03/2021	Pool Maintenance 26/02/21	Mobile Pool Solutions Pty Ltd	117.23	Paid	DE	00012831	000375
10/03/2021	Pool Maintenance 05/03/21	Mobile Pool Solutions Pty Ltd	92.64	Paid	DE	00012866	000377
25/03/2021	Weekly pool maintenance	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012890	000382
26/03/2021	Pool Maintenance 24/03/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012918	000382
26/03/2021	Pool Maintenance 19/03/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00012916	000382
23/04/2021	Pool Maintenance 16/04/21	Mobile Pool Solutions Pty Ltd	92.64	Paid	DE	00012977	000388
23/04/2021	Pool Maintenance 31/03/21	Mobile Pool Solutions Pty Ltd	130.09	Paid	DE	00012967	000388
30/04/2021	Pool Maintenance 23/04/21	Mobile Pool Solutions Pty Ltd	170.00	Paid	DE	00013010	000389
07/05/2021	Pool maintenance 30/04/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013035	000392
17/05/2021	Pool Maintenance 15/05/21	Mobile Pool Solutions Pty Ltd	72.73	Paid	DE	00013073	000395
17/05/2021	Pool Maintenance 07/05/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013044	000395
28/05/2021	Pool Maintenance 21/05/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013102	000399
07/06/2021	Pool maiationance 28/05/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013128	000402
07/06/2021	Pool maiationance 04/06/21	Mobile Pool Solutions Pty Ltd	103.50	Paid	DE	00013149	000402
17/06/2021	Pool maiationance 11/06/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013167	000405
28/06/2021	Pool maintenance 18/06/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013183	000409
28/06/2021	Pool maintenance 25/06/21	Mobile Pool Solutions Pty Ltd	91.64	Paid	DE	00013212	000411
12/07/2021	Pool maintenance 09/07/21	Mobile Pool Solutions Pty Ltd	111.68	Paid	DE	00013248	000413
05/08/2021	Pool mtce 29/07/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013281	000420
09/08/2021	Pool mtce 06/08/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013297	000421
16/08/2021	Canca GST: Hornsby Shire Council Pmt 05/02/21		11.36		Jnl	32655	
16/08/2021	Canca GST: Hornsby Shire Council Pmt 18/01/21		13.64		Jnl	32654	
17/08/2021	Pool mtce 13/08/21	Mobile Pool Solutions Pty Ltd	82.73	Paid	DE	00013329	000422
23/08/2021	Pool mtce 20/08/21	Mobile Pool Solutions Pty Ltd	92.64	Paid	DE	00013344	000424
30/08/2021	Pool mtce 29/08/21	Mobile Pool Solutions Pty Ltd	105.64	Paid	DE	00013359	000426
			\$8,310.00				
Maint Bldg--Repairs & Mtce 167200							
07/06/2021	Reimb. for various expenses	Mr D Zacherl	261.39	Paid	DE	776652	000403
09/06/2021	GST Adj: Reimb. to Mr D Zacherl 08/06/21		(23.77)		Jnl	32257	
			\$237.62				
Maint Grounds--Gardening & Lawns 178400							
02/09/2020	Gardening Aug 20	Plummer Garden Care Pty Ltd	1,910.23	Paid	DE	00012822	000276
08/09/2020	Supply plants	Mr D Zacherl	59.92	Paid	DE	776652	000277
22/09/2020	GST Adj: Reimb. to Mr D Zacherl 08/09/20		(5.45)		Jnl	30267	
25/09/2020	GST Adj: Reimb. to Ms Bev Thompson 25/09/20		(15.73)		Jnl	30279	
25/09/2020	Gardening supplies	Ms Bev Thompson	193.00	Paid	DE	776652	000286
30/09/2020	Gardening + Lawn mowing Sep 20	Plummer Garden Care Pty Ltd	3,045.45	Paid	DE	00012891	000289
30/10/2020	Gardening Oct 20	Plummer Garden Care Pty Ltd	1,981.82	Paid	DE	00012967	000301
23/11/2020	Reimb - gardening costs	Ms Bev Thompson	12.98	Paid	DE	776652	000311
27/11/2020	Reimb - gardening costs	Ms Bev Thompson	85.53	Paid	DE	776652	000314

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
01/12/2020	Gardening Nov 20	Plummer Garden Care Pty Ltd	3,209.09	Paid	DE	00013037	000318
04/01/2021	Garden mtce Dec	Plummer Garden Care Pty Ltd	2,931.82	Paid	DE	00013110	000338
31/01/2021	Gardening Jan 2021	Plummer Garden Care Pty Ltd	2,740.91	Paid	DE	00013181	000354
18/02/2021	Scrape and clean 2 x courts	Classic Backyards	2,700.00	Paid	DE	936	000362
01/03/2021	Reimb - plants in garden	Ms Bev Thompson	79.92	Paid	DE	776652	000368
02/03/2021	Garden and lawn mtce Feb	Plummer Garden Care Pty Ltd	3,068.18	Paid	DE	00013260	000371
30/03/2021	Garden Mar 21	Plummer Garden Care Pty Ltd	2,781.82	Paid	DE	00013333	000383
03/05/2021	Gardening Apr 21	Plummer Garden Care Pty Ltd	2,327.27	Paid	DE	00013405	000390
18/05/2021	Reimb. for garden materials	Ms Bev Thompson	189.00	Paid	DE	776652	000396
31/05/2021	Gardening and lawns May	Plummer Garden Care Pty Ltd	2,300.00	Paid	DE	00013479	000400
22/06/2021	Reimb. for replacement rain sensor receiver	Mr D Zacherl	213.97	Paid	DE	776652	000406
28/06/2021	Gardening Jun 21	Plummer Garden Care Pty Ltd	1,940.91	Paid	DE	00013557	000410
11/07/2021	GST Adj: Reimb. to Mr D Zacherl 22/06/21		(19.45)		Jnl	32433	
30/07/2021	Garden works	Flora Nursery Pty Ltd	171.82	Paid	DE	28610	000417
03/08/2021	Gardening Jul 21	Plummer Garden Care Pty Ltd	1,854.55	Paid	DE	00013629	000419
30/08/2021	Gardening Aug 21	Plummer Garden Care Pty Ltd	1,763.64	Paid	DE	00013702	000427

\$35,521.20**Maint Grounds--Tree Lopping/Removal 180000**

22/10/2020	Remove Mahogany Tree Club	A & A Arbor Tree Service Pty	2,000.00	Paid	DE	22931	000298
------------	---------------------------	------------------------------	----------	------	----	-------	--------

\$2,000.00**Utility--Council Rates 190000**

26/10/2020	2nd Instalment	Hornsby Shire Council	242.10	Paid	BPAY	05251434	66
22/01/2021	3th instalment	Hornsby Shire Council	399.38	Paid	BPAY	05251434	78
30/04/2021	4th Instalment	Hornsby Shire Council	399.20	Paid	BPAY	05251434	86
23/07/2021	Annual council rates	Hornsby Shire Council Waste	1,445.08	Paid	BPAY	05251434	94

\$2,485.76**Utility--Electricity 190200**

01/09/2020	Electricity Usage 28/04/20 - 26/07/20 no discount	Energy Australia - TRU	329.69	Paid	BPAY	10022352000 006	60
03/11/2020	Electricity Usage 27/07/20 - 26/10/20	Energy Australia - TRU	1,185.56	Paid	BPAY	10022352000 006	67
02/02/2021	Electricity Usage 27/10/20 - 26/01/21	Energy Australia - TRU	1,370.65	Paid	BPAY	10022352000 006	79
03/05/2021	Electricity Usage 27/01/21 - 25/04/21	Energy Australia - TRU	1,166.56	Paid	BPAY	10022352000 006	87
03/08/2021	Electricity Usage - 26/4/21 - 26/7/21	Energy Australia - TRU	1,149.51	Paid	BPAY	10022352000 006	96

\$5,201.97**Utility--Gas 190400**

06/11/2020	Gas usage 04/08/20 - 03/11/20	AGL Gas	224.89	Paid	BPAY	48517031903 6310853	69
05/02/2021	Gas usage 04/11/20 - 01/02/21	AGL Gas	248.94	Paid	BPAY	48517031903 6310853	81
07/05/2021	Gas usage 02/02/21 - 05/05/21	AGL Gas	105.99	Paid	BPAY	48517031903 6310853	90
23/08/2021	Gas usage 06/05/21 - 05/08/21	AGL Gas	101.28	Paid	BPAY	48517031903 6310853	98

\$681.10**Utility--Rubbish Removal 190800**

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
01/09/2020	General Waste Dry May 20	Suez Recycling & Recovery	418.20	Paid	BPAY	72084661	61
03/09/2020	General Waste Dry Aug 20	Suez Recycling & Recovery	445.20	Paid	BPAY	72084661	62
23/09/2020	Annual cost of red bin for the club house	Mrs L Hall	181.82	Paid	DE	776652	000285
06/10/2020	General Waste Dry Sep 20	Suez Recycling & Recovery	475.70	Paid	BPAY	72084661	63
04/11/2020	General Waste Dry Oct 20	Suez Recycling & Recovery	674.90	Paid	BPAY	72084661	68
03/12/2020	General Waste Dry Nov 20	Suez Recycling & Recovery	560.40	Paid	BPAY	72084661	75
05/01/2021	General waste Dry Dec 2020	Suez Recycling & Recovery	649.30	Paid	BPAY	72084661	76
03/02/2021	General Waste Dry Jan 21	Suez Recycling & Recovery	507.60	Paid	BPAY	72084661	80
08/03/2021	General Waste Dry Feb 21	Suez Recycling & Recovery	469.20	Paid	BPAY	72084661	82
06/04/2021	General Waste Dry Mar 21	Suez Recycling & Recovery	382.40	Paid	BPAY	72084661	84
04/05/2021	General Waste Dry Apr 21	Suez Recycling & Recovery	586.50	Paid	BPAY	72084661	89
02/06/2021	General Waste Dry May 21	Suez Recycling & Recovery	469.20	Paid	BPAY	72084661	91
05/07/2021	General waste dry Jun 21	Suez Recycling & Recovery	382.40	Paid	BPAY	72084661	92
04/08/2021	General waste dry Jul 21	Suez Recycling & Recovery	613.44	Paid	BPAY	72084661	97
			\$6,816.26				
Utility--Water Usage 191200							
14/10/2020	Water usage 14/07/20 - 13/10/20	Sydney Water	720.07	Paid	BPAY	47196910005	64
18/01/2021	Water usage 14/10/20 - 14/01/21	Sydney Water	841.73	Paid	BPAY	47196910005	77
21/04/2021	Water usage 15/01/21 - 16/04/21	Sydney Water	495.37	Paid	BPAY	47196910005	85
19/07/2021	Water usage - 17/4/21 - 15/7/21	Sydney Water	437.67	Paid	BPAY	47196910005	93
			\$2,494.84				
Total expenses			\$135,367.20				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Deposited Plan 776652**SETTLERS GREEN ASSOCIATION, Quarter
Session Road, WESTLEIGH NSW 2120**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
------	---------	-------	---------------------------	--------	------	---------	----------------

Sinking Fund**Admin-- PAYG--Sinking 252700**

25/03/2021	ATO Adjustment	Australian Taxation Office	(179.00)	Paid	BPAY	33638396138 6660	83
			-\$179.00				

Maint Bldg--Electrical 264800

18/03/2021	25% progress payment - LED lighting	Overhead Electrical Services	3,855.53	Paid	DE	61	000379
13/05/2021	Works to tennis court lights	Overhead Electrical Services	11,613.02	Paid	DE	216	000394
13/07/2021	Repair to light pole turret	M E Ward Pty Ltd	5,280.00	Paid	DE	31410	000414
			\$20,748.55				

Maint Bldg--General Service & Replacement 267400

13/11/2020	Repairs to street light	Stephen Smith	1,050.00	Paid	DE	776652	000309
09/12/2020	Repairs to retaining wall clubhouse	Barry Saliba	2,636.36	Paid	DE	20201129	000332
			\$3,686.36				

Maint Bldg--Plumbing & Drainage 272200

14/07/2021	Install new hot water heater on wall	Jsw Plumbing Pty Ltd	4,423.25	Paid	DE	4790	000415
			\$4,423.25				

Maint Grounds--Landscaping 278200

25/08/2021	Tree removal works	A & A Arbor Tree Service Pty	2,850.00	Paid	DE	24756	000425
			\$2,850.00				

Maint Grounds--Pool Renovation 279200

15/02/2021	Install perspex sheeting to pool area	Hire A Hubby - Hornsby	1,020.00	Paid	DE	INV-01431	000361
23/03/2021	Repair leaking spa suction line	Mobile Pool Solutions Pty Ltd	1,090.91	Paid	DE	00012905	000381
			\$2,110.91				

Total expenses			\$33,640.07				
-----------------------	--	--	--------------------	--	--	--	--

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Proposed Budget

Deposited Plan 776652

SETTLERS GREEN ASSOCIATION, Quarter Session
Road, WESTLEIGH NSW 2120

Administrative Fund

	Proposed budget	Actual 01/09/2020-31/08/2021	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	327.42	0.00
Levies Due--Admin	121,300.00	127,730.40	127,727.28
Status Certificate Fees	0.00	673.00	0.00
Strata Roll Inspection Fees	0.00	62.00	0.00
<i>Total revenue</i>	121,300.00	128,792.82	127,727.28
Less expenses			
Admin--Accounting	950.00	889.98	950.00
Admin--Agent Disburst--Postage & Stationery--Extra	500.00	433.41	500.00
Admin--Agent Disburst--Schedule B	30.00	127.27	30.00
Admin--Annual Computer System Fee	227.27	227.27	227.27
Admin--Annual Storage Fee	95.00	90.91	95.00
Admin--Auditors--Audit Services	530.00	450.00	850.00
Admin--Fixed Disbursement Fee	3,906.00	3,675.96	3,720.00
Admin--Income Tax--Admin	0.00	0.00	550.00
Admin--Legal & Debt Collection Fees	700.00	668.75	75.00
Admin--Management Fees--Standard	10,310.00	9,703.62	9,820.00
Admin--Petty Cash Expenses	120.00	109.90	400.00
Admin--Status Certificate Fees Paid	0.00	767.00	0.00
Admin--Strata Inspection Fees Paid	0.00	62.00	0.00
Admin--Trades Monitor	85.00	83.00	82.00
Admin--Transfer to Sinking Fund	0.00	30,000.00	0.00
Insurance--Excesses	0.00	0.00	350.00
Insurance--Premiums	7,930.00	7,549.65	6,600.00
Maint Bldg--Cleaning	13,655.00	13,003.64	8,500.00
Maint Bldg--Consultants	1,000.00	928.50	700.00
Maint Bldg--Electrical Repairs	1,300.00	1,067.45	1,800.00
Maint Bldg--Garbage Bins/Bags	0.00	0.00	200.00
Maint Bldg--Gutters & Downpipes	0.00	0.00	100.00
Maint Bldg--Light Globes	0.00	0.00	500.00
Maint Bldg--Locksmith Repairs	0.00	967.50	0.00
Maint Bldg--Miscellaneous	830.00	812.64	800.00
Maint Bldg--Pest/Vermin Control	0.00	0.00	900.00
Maint Bldg--Plumbing Repairs	300.00	0.00	480.00
Maint Bldg--Pool Mtce	8,500.00	8,310.00	7,500.00

Administrative Fund

	Proposed budget	Actual	Previous budget
	01/09/2020-31/08/2021		
Maint Bldg--Repairs & Mtce	12,751.73	237.62	33,478.01
Maint Bldg--Security Keys	0.00	0.00	120.00
Maint Grounds--Gardening & Lawns	36,750.00	35,521.20	29,715.00
Maint Grounds--Irrigation Systems	0.00	0.00	200.00
Maint Grounds--Tree Lopping/Removal	2,200.00	2,000.00	200.00
Signs & Notice Boards	0.00	0.00	85.00
Utility--Council Rates	2,700.00	2,485.76	1,000.00
Utility--Electricity	5,600.00	5,201.97	6,600.00
Utility--Gas	730.00	681.10	1,100.00
Utility--Rubbish Removal	7,000.00	6,816.26	5,300.00
Utility--Water Usage	2,600.00	2,494.84	4,200.00
<i>Total expenses</i>	121,300.00	135,367.20	127,727.28
Surplus/Deficit	0.00	(6,574.38)	0.00
Opening balance	47,350.32	53,924.70	53,924.70
Closing balance	\$47,350.32	\$47,350.32	\$53,924.70
Total units of entitlement	70		70
Levy contribution per unit entitlement	\$1,906.14		\$2,007.14
Budgeted standard levy revenue	121,300.00		127,727.28
Add GST	12,130.00		12,772.73
Amount to raise in levies including GST	\$133,430.00		\$140,500.01

Sinking Fund**Proposed budget** 01/09/2020-31/08/2021**Actual****Previous budget****Revenue**

Interest on Arrears--Sinking	0.00	64.12	0.00
Levies Due--Sinking	37,100.00	25,009.60	25,000.00
Transfer from Admin Fund	0.00	30,000.00	0.00
<i>Total revenue</i>	<u>37,100.00</u>	<u>55,073.72</u>	<u>25,000.00</u>

Less expenses

Admin-- PAYG--Sinking	0.00	(179.00)	0.00
Maint Bldg--Electrical	0.00	20,748.55	0.00
Maint Bldg--General Service & Replacement	37,100.00	3,686.36	25,000.00
Maint Bldg--Plumbing & Drainage	0.00	4,423.25	0.00
Maint Grounds--Landscaping	0.00	2,850.00	0.00
Maint Grounds--Pool Renovation	0.00	2,110.91	0.00
<i>Total expenses</i>	<u>37,100.00</u>	<u>33,640.07</u>	<u>25,000.00</u>

Surplus/Deficit

	0.00	21,433.65	0.00
Opening balance	106,529.07	85,095.42	85,095.42

Closing balance

	<u>\$106,529.07</u>	<u>\$106,529.07</u>	<u>\$85,095.42</u>
--	---------------------	---------------------	--------------------

Total units of entitlement	70	70
Levy contribution per unit entitlement	\$583.00	\$392.86

Budgeted standard levy revenue	37,100.00	25,000.00
Add GST	3,710.00	2,500.00
Amount to raise in levies including GST	<u>\$40,810.00</u>	<u>\$27,500.00</u>

Proposed Levy Schedule

Deposited Plan 776652

SETTLERS GREEN ASSOCIATION, Quarter Session
 Road, WESTLEIGH NSW 2120

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
6	3M	1.00	476.55	145.75	622.30	2,489.20
7	1M	1.00	476.55	145.75	622.30	2,489.20
8	11S	1.00	476.55	145.75	622.30	2,489.20
9	9S	1.00	476.55	145.75	622.30	2,489.20
10	7S	1.00	476.55	145.75	622.30	2,489.20
11	5S	1.00	476.55	145.75	622.30	2,489.20
12	3S	1.00	476.55	145.75	622.30	2,489.20
13	61Q	1.00	476.55	145.75	622.30	2,489.20
14	2S	1.00	476.55	145.75	622.30	2,489.20
15	4S	1.00	476.55	145.75	622.30	2,489.20
16	6S	1.00	476.55	145.75	622.30	2,489.20
17	8S	1.00	476.55	145.75	622.30	2,489.20
18	10S	1.00	476.55	145.75	622.30	2,489.20
19	12S	1.00	476.55	145.75	622.30	2,489.20
20	14S	1.00	476.55	145.75	622.30	2,489.20
21	16S	1.00	476.55	145.75	622.30	2,489.20
22	18S	1.00	476.55	145.75	622.30	2,489.20
23	20S	1.00	476.55	145.75	622.30	2,489.20
24	22S	1.00	476.55	145.75	622.30	2,489.20
25	5M	1.00	476.55	145.75	622.30	2,489.20
26	7M	1.00	476.55	145.75	622.30	2,489.20
27	9M	1.00	476.55	145.75	622.30	2,489.20
28	10M	1.00	476.55	145.75	622.30	2,489.20
29	8M	1.00	476.55	145.75	622.30	2,489.20
30	6M	1.00	476.55	145.75	622.30	2,489.20
31	4M	1.00	476.55	145.75	622.30	2,489.20
32	2M	1.00	476.55	145.75	622.30	2,489.20
33	59Q	1.00	476.55	145.75	622.30	2,489.20
34	57Q	1.00	476.55	145.75	622.30	2,489.20
35	55Q	1.00	476.55	145.75	622.30	2,489.20
36	53Q	1.00	476.55	145.75	622.30	2,489.20
37	51Q	1.00	476.55	145.75	622.30	2,489.20
38	49Q	1.00	476.55	145.75	622.30	2,489.20
39	47Q	1.00	476.55	145.75	622.30	2,489.20

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
40	45Q	1.00	476.55	145.75	622.30	2,489.20
41	8R	1.00	476.55	145.75	622.30	2,489.20
42	6R	1.00	476.55	145.75	622.30	2,489.20
43	4R	1.00	476.55	145.75	622.30	2,489.20
44	3R	1.00	476.55	145.75	622.30	2,489.20
45	5R	1.00	476.55	145.75	622.30	2,489.20
46	7R	1.00	476.55	145.75	622.30	2,489.20
47	1W	1.00	476.55	145.75	622.30	2,489.20
48	3W	1.00	476.55	145.75	622.30	2,489.20
49	5W	1.00	476.55	145.75	622.30	2,489.20
50	7W	1.00	476.55	145.75	622.30	2,489.20
51	9W	1.00	476.55	145.75	622.30	2,489.20
52	15W	1.00	476.55	145.75	622.30	2,489.20
53	17W	1.00	476.55	145.75	622.30	2,489.20
54	14W	1.00	476.55	145.75	622.30	2,489.20
55	12W	1.00	476.55	145.75	622.30	2,489.20
56	10W	1.00	476.55	145.75	622.30	2,489.20
57	8W	1.00	476.55	145.75	622.30	2,489.20
58	6W	1.00	476.55	145.75	622.30	2,489.20
59	4W	1.00	476.55	145.75	622.30	2,489.20
60	10R	1.00	476.55	145.75	622.30	2,489.20
61	12R	1.00	476.55	145.75	622.30	2,489.20
62	14R	1.00	476.55	145.75	622.30	2,489.20
63	2P	1.00	476.55	145.75	622.30	2,489.20
64	4P	1.00	476.55	145.75	622.30	2,489.20
65	6P	1.00	476.55	145.75	622.30	2,489.20
66	8P	1.00	476.55	145.75	622.30	2,489.20
67	10P	1.00	476.55	145.75	622.30	2,489.20
68	12P	1.00	476.55	145.75	622.30	2,489.20
69	14P	1.00	476.55	145.75	622.30	2,489.20
70	9P	1.00	476.55	145.75	622.30	2,489.20
71	7P	1.00	476.55	145.75	622.30	2,489.20
72	5P	1.00	476.55	145.75	622.30	2,489.20
73	3P	1.00	476.55	145.75	622.30	2,489.20
74	1P	1.00	476.55	145.75	622.30	2,489.20
75	2W	1.00	476.55	145.75	622.30	2,489.20
		70.00	\$33,358.50	\$10,202.50	\$43,561.00	\$174,244.00

Issue date: 27 November 2020

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The Owners of Lot 5 DP 776652	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Community Strata	
SITUATION OF RISK:	Quater Sessions Road, WESTLEIGH, New South Wales 2120	
SECTION 1:	<u>Property - Physical Damage</u> Buildings - \$2,430,017 Common Contents - \$24,299	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$1,000,000	
SECTION 4:	<u>Fidelity Guarantee</u> Limit in the Aggregate - \$100,000	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Government Audit Costs Limit of Indemnity - \$30,000 (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 (c) Legal Defense Expenses Limit of Indemnity - \$50,000	
POLICY NUMBER:	LNG-STR-110512	
PERIOD OF INSURANCE:	15 December 2020 expiring on 15 December 2021 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited and Swiss Re International SE Australia Branch	

This certificate has been arranged by us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act 1984". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687) (80%) and Swiss Re International SE Australia Branch (ABN 38 138 873 211, AFSL 355088) (20%).