

**Owners Corporation Plan 2470  
162 Power St Hawthorn 3122  
Profit and Loss for Year ended 31st December 2009**

|                             | <b>2009<br/>Actual<br/>\$</b> | <b>2009<br/>Budget<br/>\$</b> | <b>Variance<br/>\$</b> | <b>2008<br/>Actual<br/>\$</b> |
|-----------------------------|-------------------------------|-------------------------------|------------------------|-------------------------------|
| <b>Income</b>               |                               |                               |                        |                               |
| Service Contributions       | 17,475.00                     | 17,475.00                     | 0.00                   | 17,475.00                     |
| Special Maintenance Levy    | 16,360.00                     | 16,360.00                     | 0.00                   | 20,320.00                     |
| Late Payment Interest       | 3.23                          | 0.00                          | 3.23                   | 110.95                        |
| Miscellaneous Income        |                               |                               | 0.00                   | 77.75                         |
| <b>Total Income</b>         | <u>33,838.23</u>              | <u>33,835.00</u>              | <u>3.23</u>            | <u>37,983.70</u>              |
| <b>Expenses</b>             |                               |                               |                        |                               |
| Management Fees             | 0.00                          | 0.00                          | 0.00                   | 567.00                        |
| Disbursements               | 0.00                          | 0.00                          | 0.00                   | 836.84                        |
| Insurance                   | 5,035.38                      | 5,374.00                      | -338.62                | 4,481.68                      |
| Legal & Accounting          | 2,699.14                      | 2,400.00                      | 299.14                 | 2,183.00                      |
| Finance Transfer & Audit    | 0.00                          | 0.00                          | 0.00                   | 600.00                        |
| Bank Charges                | 121.10                        | 0.00                          | 121.10                 | 0.00                          |
| Maintenance & Repairs       | 4,224.60                      | 4,000.00                      | 224.60                 | 1,889.20                      |
| Gardening & Rubbish Removal | 3,589.30                      | 5,350.00                      | -1,760.70              | 4,967.65                      |
| Window Cleaning             | 0.00                          | 1,500.00                      | -1,500.00              | 1,402.50                      |
| Gutter Cleaning             | 275.00                        | 475.00                        | -200.00                | 475.00                        |
| Electricity                 | 212.64                        | 250.00                        | -37.36                 | 146.33                        |
| Special Leivable Costs      |                               |                               | 0.00                   |                               |
| Cleaning-Stairwells         | 0.00                          | 360.00                        | -360.00                | 544.65                        |
| Programmed Maintenance      | 0.00                          | 16,000.00                     | -16,000.00             | 15,429.34                     |
| <b>Total Expenses</b>       | <u>16,157.16</u>              | <u>35,709.00</u>              | <u>-19,551.84</u>      | <u>33,523.19</u>              |
| <b>Operating Profit</b>     | <u>17,681.07</u>              | <u>-1,874.00</u>              | <u>19,555.07</u>       | <u>4,460.51</u>               |
| <b>Other Income</b>         |                               |                               |                        |                               |
| Interest Income             | 1,314.06                      | 1,200.00                      | 114.06                 | 1,088.31                      |
| <b>Net Profit / (Loss)</b>  | <u>18,995.13</u>              | <u>-674.00</u>                | <u>19,669.13</u>       | <u>5,548.82</u>               |