



PEACE OF MIND FOR UNIT OWNERS

UnitCare Services has a policy of transparency with its clients.

To this end we supply a ledger and log every month to the Treasurers in our client groups.

These reports are provided annually to all owners with the annual general meeting notice and as requested.

Gordon Russell cpm
Managing Director

Sample of Monthly Ledger Report supplied to:
Treasurer monthly

Ledger Report for Treasurer of STRATA CORPORATION [redacted] INC / MAN NO: 3

Transactions for STRATA CORPORATION [redacted] INC between 01 OCT 2008 and 31 OCT 2008
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To Corporation Treasurer		Treasurer Address					
Date	Unit N°	Payee/Payer	Detail	Debit \$	Credit \$	Admin Balance \$	Reserve Balance \$
Opening Balance						18872.59	.00
01/10/2008		UNITCARE SERVICES	MANAGEMENT FEES DUE 01/10/2008	338.00		18534.59	.00
01/10/2008		UNITCARE SERVICES	POSTAGE & PETTIES TO 01/10/2008	41.51		18493.08	.00
01/10/2008		UNITCARE SERVICES	BANK CHARGES	4.69		18488.39	.00
02/10/2008	5	[redacted]	ADMIN FUND LEVY FROM 15/08/2008 TO 14/11/2008		620.90	19109.29	.00
02/10/2008	5	[redacted]	ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS		11.00	19120.29	.00
08/10/2008		[redacted]	BODY CORP' FEES - ASSOCIATED CORPORATION FOR PER	2389.20		16731.09	.00
08/10/2008		A G L SA PTY LTD	ELECTRICITY CHARGES 1/7/08 - 29/9/08	129.43		16601.66	.00
09/10/2008		MEN AT WORK MAINTENA	ELECTRICAL WORKS INSPECTION OF EMERGENCY LIGHTIN	566.50		16035.16	.00
13/10/2008		[redacted]	FIRE EQUIPMENT CONTRACT 1/7/08 30/9/08	82.50		15952.66	.00
13/10/2008		[redacted]	GRDNDS MAINTENANCE 27/9/08 - 10/10/08	220.00		15732.66	.00
13/10/2008		TELSTRA CORPORATION	TELEPHONE CHARGES	223.22		15509.44	.00
20/10/2008		SA WATER	WATER & SEWERAGE RATES OCT-DEC	251.05		15258.39	.00
27/10/2008	22	MC GRATH R/E GROUP B	ADMIN FUND LEVY FROM 15/11/2008 TO 14/02/2009		831.80	16090.19	.00
27/10/2008		REVENUE SA LAND TAX	LAND TAX 2008/2008 AS AT THE END OF JUNE 2008	300.00		15790.19	.00
27/10/2008		[redacted]	GROUNDS MAINTENANCE 11/10/08 - 24/10/08	220.00		15570.19	.00
29/10/2008	18	[redacted]	ADMIN FUND LEVY FROM 15/11/2008 TO 14/02/2009		831.80	16401.99	.00
31/10/2008	16	[redacted]	ADMIN FUND LEVY FROM 15/11/2008 TO 14/02/2009		643.00	17044.99	.00
31/10/2008		UNITCARE SERVICES	INTEREST PAID BY BANK 10/08 - 10/08	98.45		17143.44	.00
Totals				4766.10	3036.95	17143.44	.00
Account Code Summary							
AFEE		11.00					
BANK		-4.69					
ELEC		-566.50					
ETSA		-129.43					

Sample of Activity Report supplied to:
Treasurer monthly, Owners annually

UNITCARE SERVICES

CONFIDENTIAL ACTIVITY REPORT FOR OWNERS OF STRATA CORPORATION [redacted] INC BETWEEN 01 OCT 2008 AND 31 OCT 2008
PAGE 1, PRINTED 26/12/2008

CORPORATION CODE	UNIT	DATE	ACTIVITY DESCRIPTION
11605	5	02/10/08	income entered for unit 5
11605		02/10/08	ledger & activity report posted to treasurer
11605		02/10/08	invoice to p.o. for approval... fire inspection & checks pay if no reply 7 days
11605		08/10/08	paid creditor- body corp' fees - associated corporation for period 1/7/08 - 30/9/08
11605		08/10/08	paid creditor- electricity charges 1/7/08 - 29/9/08
11605		09/10/08	paid creditor- electrical works inspection of emergency lighting & security & replacement
11605		13/10/08	paid creditor- fire equipment contract 1/7/08 30/9/08
11605		13/10/08	paid creditor- grounds maintenance 27/9/08 - 10/10/08
11605		13/10/08	paid creditor- telephone charges
11605	1	13/10/08	corp' account notice printed for unit 1
11605	2	13/10/08	corp' account notice printed for unit 2
11605	3	13/10/08	corp' account notice printed for unit 3
11605	4	13/10/08	corp' account notice printed for unit 4
11605	5	13/10/08	corp' account notice printed for unit 5
11605	6	13/10/08	corp' account notice printed for unit 6
11605	7	13/10/08	corp' account notice printed for unit 7
11605	8	13/10/08	corp' account notice printed for unit 8
11605	9	13/10/08	corp' account notice printed for unit 9
11605	9	15/10/08	letter to u20 resident & coy to agent re noise... NOISY BEHAVIOUR We need your help. We are the body corporate managers for your group of units. We have received several complaints from your fellow residents: We would appreciate your help in keeping noise at your unit and adjacent stairways to a minimum especially after 10pm in the evening. We have attached a copy of the Articles/Resident Rules. These are designed



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