



HOW ARE OUR BODY CORP FEES SPENT

I started taking an interest in the body corporate activities about 4 years ago. I have developed a bit of relationship with the owners of Units 2 Unit 8 and Unit 6 (past and present) and have received their proxy to represent them on a number of occasions. In fact, 7 out of the 10 units have given me their proxy at one time or another. So safe to say I have communicated with most about the body corporate.

Back when Wayne Cranley was still Body Corporate manager I spoke with owners about fencing and during the conversation the question of where does all the money go. Followed by the yearly financial reports were difficult to understand. I passed this on to Wayne from Whittles

Wayne Cranley told me they had had similar concerns from other body corporates also and that in fact for some they produced the normal financial report and a simplified version for those that requested it. Owners not particularly versed in body corporate affairs just want to know: **how their money was being spent.**

Typical comment I got was we pay nearly \$4,000 a year ,10 units thats 40 thousand a year where's that then.? The financial reports explain where it goes and how it spent. But I guess some just want to see a "Summary at a glance." *At a glance* being the operative words.

Everyones a swimmer It does not matter if you live in a House or a Unit a Hotel or a Tent if you want to stay a **float** in suburban life. You have to be a **SWIMMER**

Everyone in one way or the other pays their community for their **Sewerage, Water, Insurance, Management, Maintenance, Extras and Rates.**

Under the Unit Body Corp system You pay your council Rates and Extra expenses such as electricity separately. The other 4 basic costs that every household has,

Sewerage Water Insurance Maintenance are handled by the body corporate. Part of maintaining the common areas and keeping track of finances, involves the services of a manager to maintain the corporations affairs.

Each Unit pays around \$900 a quarter thats **\$ 3,600.00** a year

Costs Per Unit

Sewerage	\$820
Water	\$600
Insurance	\$650
Manager (body corp manager)	\$350
cleaning the pavers	\$130
termites treatment	\$50
annual roof inspection	\$20

	\$ 2,620.00

There may be around \$1,000 per unit left after the basics SWIM fees are paid .

This \$1,000 from each unit has to cover any **general** repairs , any common property maintenance, front fence and verge maintenance and roof leaks, drainage, any painting required, plumbing leaks ,storm damage etcetera. Basically general common property maintenance for 10 units

This year we spent \$7,000 on roof maintenance
And \$2,000 on unblocking drains
Plumbing leak \$1300
Which together comes to \$1,030 per unit

Which takes total costs per unit to **\$ 3,650.00**

SO this year for example we collected \$36,000 and spent \$36,500 so we are -\$500 short this year

This year was not exactly as above because (without going into detail) there are number of other events that come into play .. But at a summary glance its a close reflection.....
Each year how the surplus is spent varies we just did roofs this year ,a few years ago repainting units. In the coming year probably tackle the remaining drainage problems .

Of course its not same every year . Some years maintenance cost are low other years they are going to be high , Managing the storm water runoff and replacing the pavers are possible costs in near future both of which will be expensive so a couple of years saving excess would certainly be helpful.

Remember just to swim it cost us close to \$25,000.00 a year

- Sewerage \$8,200
- Water \$6,000
- Insurance \$6,500
- Management \$3,500alone comes to \$24,500.00 a year
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You can view a copy of the Income and Expenditure Statement for the financial year to the 31/10/21 from the Documents page under Money.