

CIN 25
623

THE ESTATE AGENCY AFFAIRS BOARD

PROGRESS REPORT



MATTER BETWEEN THE ESTATE AGENCY AFFAIRS BOARD AND
CONSTANTIA SECTIONAL TITLE MANAGEMENT (PTY) LIMITED

12 May 2011



Sizwe Ntsaluba vSP
est. 1985

[Handwritten signatures and initials]

Mr Clive Ashpol
 Enforcement Department
Estate Agency Affairs Board
 Dunkeld Crescent
 Cnr Jan Smuts Avenue and Albury Road
 Hyde Park
 Johannesburg
 2000

Dear Sir

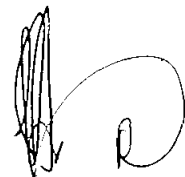
FEEDBACK DOCUMENT: MATTER BETWEEN THE ESTATE AGENCY AFFAIRS BOARD AND CONSTANTIA SECTIONAL TITLE MANAGEMENT (PTY) LIMITED

1. This document serves to provide feedback on my appointment by the High Court, Gauteng South, to monitor the Trust accounts of Constantia Sectional Title Management (Pty) Ltd (CSTM). The feedback covers the period 03 May 2011 to 12 May 2011.
2. I outline the feedback under the following headings:
 - A. Appointment and scope of work;
 - B. Meetings held to date;
 - C. Review of Trust bank statements;
 - D. Identified issues to date; and
3. This document is prepared solely for the purposes of providing feedback on the work performed to date as a monitor of CSTM trust accounts. No part of this document may be quoted, referred to or disclosed in whole or in part, by any party, without my prior written consent.

A. APPOINTMENT AND SCOPE OF WORK

4. I quote below paragraph 4 of the settlement agreement relating to my appointment. The agreement was reached on 20 April 2011 at the Gauteng South, High Court by the Estate Agency Affairs Board (EAAB) and CSTM.

"For a period of 6 (six) months from the date of this order, or such extended period as the parties may agree upon, Lawrence Moepi, Chartered Accountant, shall be entitled to perform the function of monitoring all transactions effected on the trust account, or any trust, savings, or other interest bearing account of the first respondent referred to in Section 32 of the Estate



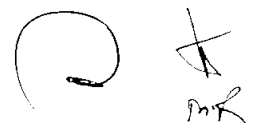
- 5.2.3 It was apparent that bank reconciliations were not readily available in order to assist us to determine the trust creditors as at 03 May 2011.
- 5.2.4 There was another Nedbank trust account which has since been closed, a bank confirmation of the same was to be provided to us.
- 5.2.5 An investment call account is held with Nedbank consisting of sub-accounts for each body corporates. The bank statements for this account will be provided to us. CSTM is currently in a process of transferring the funds from the call account to the Trust accounts and in-turn to the body corporates bank accounts held to FNB or body corporates bank account of choice.
- 5.2.6 FNB accounts have been opened in the names of each body corporates who are still using the services of CSTM. Apparently the body corporates themselves manages these accounts and CSTM only have the loading and viewing rights on this accounts but cannot approve/make payments on these accounts.

5.2.4 We have agreed on the following process of monitoring the movements of funds between the accounts relating to funds held in trust:

- 5.2.4.1 I will be provided with a copy of bank statements on a daily basis of the affected bank accounts(Trust and call accounts);
- 5.2.4.2 As far as the FNB accounts is concern you will also provide me with the daily bank statements should you have access to the same; and
- 5.2.4.3 I will review and satisfy myself of the validity of the payment transactions prior to being authorised for payment through the bank accounts. I will therefore be provided with a batch of supporting documents of each transaction prior to payment. This process will be effective from 05 May 2011.

5.3 Meeting with Mr Quentin Brown on 05 May 2011.

- 5.3.1 The purpose of my meeting was to obtain the bank statements for the previous day and to start checking the payments that were to be made on 05 May 2011.



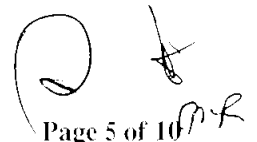
- 5.3.2 It was apparent to me that payments were made on 04 May 2011 after our meeting and on enquiry Mr Brown informed me that CSTM had to do urgent payments on that day. He further informed that his attorneys and those of EAAB had agreed that I should not be pre-authorizing payments.
- 5.3.3 Mr Brown also informed me that he has resigned as a director of CSTM and Rita Ferreira and another lady were now directors. He is now employed as one of the managers of CSTM.
- 5.3.4 We agreed that all future meeting will include one of the directors.
- 5.3.5 Mr Brown provided me with copies of the Trust bank statements for a period 04 May to 05 May 2011 for review.

5.4 Meeting with Andrew Scarrott and the attorneys of CSTM on 06 May 2011.

- 5.4.1 The purpose of the meeting was to clarify the process of monitoring that I need to follow. The following was agreed upon:
- 5.4.1.1 My role will be to monitor the transactions after they have been deposited or paid by CSTM on the Trust account. I may indicate to CSTM any concerns I have about a particular transaction;
- 5.4.1.2 My role does not extend to the FNB accounts held and managed by the various body corporates as these are not Trust accounts held by CSTM; and
- 5.4.1.3 I have informed the attorneys that I have been receiving queries through phone calls and emails from members or Trustees of body corporates. I have directed these queries to CSTM for them to resolve.

C. REVIEW OF TRUST BANK STATEMENTS

6. According to section 32(1) of the EAAB Act of 1976, every estate agent shall open and keep one or more separate trust accounts, which shall contain a reference to this section, with a bank and such estate agent or his or her employee, as the case may be, shall forthwith deposit therein all trust money held or received by or on behalf of such estate agent and the name of such bank and the number of each such trust account shall forthwith be notified to the Board.



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7. CSTM appear to have one Trust account with Nedbank, the account number is 1983038040. The bank account description is *CSTM T*. It is apparent that the account does not have a reference to section 32 of the EAAB Act. I am still to confirm whether the Board has been notified of the name of the bank and the trust account number as envisaged by the EAAB Act.
8. To date I have been provided with the bank statements of the Nedbank account number 1983038040 from 20 April 2011 to 12 May 2011. The opening balance on 20 April 2011 from this account is reflected as R2 154 246.94 and the closing balance on 12 May 2011 is R1 742 176.34
9. The following is the nature of the transactions reflected on the bank statements made available to me:
 - 9.1 Deposits (i.e levies) from various sectional title holders/body corporates. Most of the deposits made are identifiable by means of a number which I was informed, describes the building and the unit number of the body corporate. A complete list of the building numbers have been requested on 04 May 2011 from CSTM. I have received on 12 May 2011 a list containing list of balances for buildings up to 09 May 2011. A list of building balances as per Powerprop system reflected a total balance (Trust and Investment account) amounting to R35 386 370.06.
 - 9.2 Transfers to and from Call accounts. I was informed by CSTM that CSTM has an interest bearing call account with Nedbank. The call account contains sub-accounts for each body corporate. The bank statements relating to the call accounts have been requested from CSTM on 04 May 2011. I received on 20 May 2011 a list of Nedbank call accounts balances as at 20 May 2011. The list reflected a total balance of R12 051 672.62 consisting of 142 accounts with balances.
 - 9.3 Cheque payments. CSTM informed me that in certain instances (i.e Urgent Electricity payments) CSTM do make out cheque payments. I have selected certain cheque payments from the bank statements and requested CSTM on 09 May 2011 to provide me with the supporting documents. To date I have not received the same.
 - 9.4 Payments to the bank accounts of body corporates held with FNB or accounts of their choice. Apparently payments are made after a request has been received from the body



corporates and resolution signed by the trustees is forwarded to CSTM. I selected a number of payments made to various bank accounts including FNB accounts and I observed that in most instances payments to FNB accounts are not supported by the necessary documentation like Trustees resolution. In certain instances payments are made without any evidence of approval from the body corporate concern.

- 9.5 Payment to service providers who rendered various services to the body corporates buildings. These are services like security, gardens services and refuse removal. I have noted that CSTM charges some of the service providers an administration fees. According to Mr Brown the administration fees are retained in the Trust account. The review of documentation made available to date reveal that indeed service providers are being charged administration fees and such a charge appear to remain in the Trust account.
- 9.6 Payments to attorneys Trust accounts. These payments related to body corporates who decided to transfer their funds to the Trust accounts of their attorneys.
- 9.7 I have further noted on the bank statements that the bank charges a cash fee and a cash transaction fee on cash deposit. According to Mr Brown CSTM do recover these fees from the body corporate by charged them a fixed fee per month.
- 9.8 Mr Brown informed me of the following other charges recovered from the body corporates:
- 9.8.1 Credit control fees;
 - 9.8.2 Contractors fees;
 - 9.8.3 Bank charges fees;
 - 9.8.4 Debit orders fees;
 - 9.8.5 Commission;
 - 9.8.6 Handling fees;
 - 9.8.7 Interest on loan;
 - 9.8.8 Printing and postage;
 - 9.8.9 Clearance fees;
 - 9.8.10 SETA training;
 - 9.8.11 Occupational rent;
 - 9.8.12 VAT; and
 - 9.8.13 Tenant account.



9.9 According to Mr Brown the above-mentioned charges are retained in the Trust account in order to reduce the deficit they experience since they bought into CSTM. I have not verified whether CSTM had a deficit at the point when Mr Brown bought into the CSTM business.

9.10 I have noted the following other debits from the Nedbank trust account which I am still to verify to supporting documents. A request was made to CSTM on 09 May 2011 and to date I have not received the documentation:

9.10.1 Payments to CSTM business account from the Trust account;

9.10.2 Cash cheques;

9.10.3 Transactions described as *Constantiacontra*;

9.10.4 Debit order to other banks and insurance companies;

9.10.5 Transfer to and from account 9012162828 766050880.

D. IDENTIFIED ISSUES TO DATE

10. Various body corporates deposits and expenses are handled into one Trust account held with Nedbank. This is not ideal where the account is expected to handle transactions from approximately 450 buildings or body corporates.

11. The bank reconciliation of Trust account is not readily available as CSTM does not perform the reconciliation on regular basis. I performed an indicative reconciliation of the Trust and Investment bank accounts balances to the list of building balances as at 09 May 2011 and it reveals a deficit of R18 342 158.56. I reflect in the Table below how the deficit has been calculated.

DESCRIPTION	DATE	BANK STATEMENT	LIST OF BUILDINGS BALANCES	DIFFERENCE
		R	R	R
Nedbank Trust Account	09-May-11	3 356 388.84	15 182 945.97	(11 826 557.13)
Nedbank Call Account	09-May-11	13 687 822.66	20 203 424.09	(6 515 601.43)
Closing balance	10-May-11	12 051 672.62		
Movements on 10 May 2011	10-May-11	1 636 150.04		
Total		17 044 211.50	35 386 370.06	(18 342 158.56)

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12. The above reconciliation is indicative of a need for CSTM to perform a detailed reconciliation per building/body corporate. It does appear that such reconciliation will be onerous and complex. Further it is an indication of the extent of a shortfall in funds held under Trust which may result in CSTM not been able to settle claims by the Trust creditors.
13. My discussion on 11 May 2011 with Christine van Graan revealed that there may be certain funds held under the CSTM profile with FNB accounts that may still be regarded as Trust funds. These are funds held by FNB while they are awaiting body corporates to complete and forward the necessary documentation to the bank before a body corporate specific account can be opened. Ms Christine van Graan informed me that three employees of FNB have access to this bank account (CSTM profile). These include Mr Brown who has approval access right to the account. Mr Brown indicated to me that I am misunderstanding the way the accounts are structured. It is my considered view that EAAB engage with FNB in order to determine whether this accounts can be regarded as Trust accounts or not.
14. Expenses are paid first before being recorded on the accounting system. Some of the deposits from the bank account are automatically recorded on the accounting system, Powerprop. The body corporates accounts will therefore not balance 100% at any given time. Currently the CSTM is transferring funds from the call accounts and Trust account to individual body corporates trust accounts held with FNB and other institutions. The accuracy and completeness of the amount to transfer is a concern and further most of these transfers are not supported by evidence of approval by the body corporates.
15. The retention of administration fees and other charges in the Trust accounts is a concern and this raises concern as to completeness of the CSTM revenue.
16. Determination of interest earned on the Trust account and due to EAAB will be complex.
17. As indicated above there is still various documentation/information requested from CSTM that have not been provided to date. I am concern with the pace at which we are receiving documents from CSTM. We requested supporting documents for a selection of 101 transactions on 09 May 2011 and to date we received documents supporting 51 transactions.

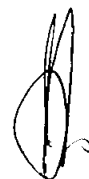


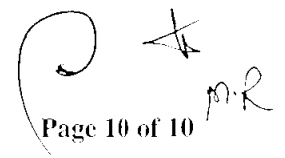
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Please do not hesitate to contact me on 083 566 5256 or fax +2786 295 5803 should you have any queries or issues that may require clarification.

Yours faithfully,

Lawrence Moepi CA (SA)
Director: Forensic Services




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Cindy Nicholls - CSTM Concerns

From: "Bennie van Dyk" <Bennie.vanDyk@midcity.co.za>
To: <cindyn@pascorisk.com>
Date: Wednesday, May 11, 2011 12:11 PM
Subject: CSTM Concerns

Cindy,

Thank you for the opportunity to talk last night.

I just want to place on record that I'm also a Chairperson at a complex at Heuwelsig Estate in Pretoria that is managed by CSTM. It is a great concern to us as trustees that Quentin Brown can unilaterally decide to open FNB accounts in the name of Strata Property Consultants (Pty) Ltd trading as Bardon Place Body Corporate and transfer the funds currently held in the Nedbank "Trust" account of CSTM to this account. According to FNB he is the sole signatory on these accounts.

This means that we as a complex are without cover if these funds disappear, heaven forbid. At least in the Nedbank Trust Account we enjoyed the EAAB Fidelity Fund cover should any funds be misappropriate by CSTM.

On CSTM Trust account, the most recent "mishap" occurred during the first week of April 2011 on the account of Celtisdal Ext 20 HOA, Building no: 9000 – now only visible on the system at the Pretoria Branch. The complex year end is 31 March 2011 and up to that date the building balance was 100% correct. Then all of a sudden the balance jump to more than R2 000 000-00 in credit indicating that someone with access to De-Clip on Powerprop deleted debited transactions – this could not be caused by a Nedbank error as was explained by the powers to be. The only people that I know have access to De-Clip are Gerrit, Sanet/Hilda and Quentin. Should you wish to discuss this and other issues, the General Manager of this HOA will be glad to assist you. Marko van Wyk may be contacted on (012) 656-0891 or (082) 301-0849.

Best of luck with your task. The sooner this end, the better for the industry and the clients we serve and protect.

Kind regards / Vriendelike groete


Bennie van Dyk
Property Portfolio Manager / Eiendomsportefeuje Bestuurder



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Property Management | Property Broking | Property Development | Property Valuation |
Khwela Power Meter Reading | Khwela City Property Services

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Body Corporate Detail **PRESS F1 FOR HELP, F4 for Recurring Expenses**

Esc+Close Edit Search F2/F3 Index Notes Print Account Owner Notes Trustees Page + << < > >>

Building: 0027 HILLS GREEN HILLS Page 1 of 2
 Balance: R1,743,904.86.00

Street Address: Correspondence Address:

9 PALM AVE
 GREENHILLS
 RANDFONTEIN

Building Description: Postal Code: Building Manager: QUENTIN
 Building Language: E
 UAT Reg No:

Admin Fee: R 0.00 Plus Percentage: 0.00 Cashbook Code: 900 HOA? N
 Interest on arrears: 0.00 Tenant Building? N Erf No: Year-end: 2
 Maximum ACB amount: 5000.00 Include Municipal Accounts? N
 Suburb: RANDFONTEIN Balance/Detail? D
 SS Number: Metro Scale:
 Auditors: BHB AUDITORS On Maintenance Contract? N
 Date Mandate Started: / / Total Units: 34
 End Mandate? N Mandate Expires: / / Total Area: 0

Index order: REKNO Record 793/940



Handwritten initials/signature

Quentin owns this

GN 27
 634

CONSTANTIA

SECTIONAL TITLE MANAGEMENT (PTY) LTD
 PO BOX 5860
 WELTEVREDEN PARK,
 1715

BUILDING NO: 0027
 HILLS GREEN HILLS
 TEL: 011-858-2800
 FAX: 011-858-2824

VAT REG. NO. 4220155040

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DATE	CODE	REF	DETAIL	DEBIT	CREDIT	BALANCE
			BALANCE BROUGHT FORWARD:			0.00
05/12/08	12	PC 536414	T/F 4036/59	570.00		570.00 CR
05/12/08	12	PC 536417	T/F 4124/33	570.00		1,140.00 CR
05/12/08	12	PC 536419	T/F 684/41	570.00		1,710.00 CR
08/12/08	12	PC 536468	T/F 797/28	570.00		2,280.00 CR
08/12/08	12	PC 536479	T/F 838/21	570.00		2,850.00 CR
08/12/08	12	PC 536496	T/F 4172/21	300.00		3,150.00 CR
08/12/08	12	PC 536521	T/F 9016/27	570.00		3,720.00 CR
08/12/08	12	PC 536522	T/F 9016/28	570.00		4,290.00 CR
08/12/08	12	PC 536540	T/F 4134/28	570.00		4,860.00 CR
08/12/08	12	PC 536542	CLEARANCE CERT	570.00		5,430.00 CR
08/12/08	12	PC 536550	T/F 4043/23	570.00		6,000.00 CR
08/12/08	12	PC 536580	T/F 838/301	570.00		6,570.00 CR
08/12/08	12	PC 536602	T/F 4320/1504	570.00		7,140.00 CR
08/12/08	12	PC 536619	T/F 0303/63	570.00		7,710.00 CR
08/12/08	12	PC 536623	T/F 333/66	570.00		8,280.00 CR
08/12/08	12	PC 536631	T/F 288/3	300.00		8,580.00 CR
09/12/08	12	PC 536761	CLEARANCE	300.00		8,880.00 CR
09/12/08	12	PC 536765	T/F 556/TS35	570.00		9,450.00 CR
09/12/08	12	PC 536791	T/F 9000/0936	300.00		9,750.00 CR
10/12/08	12	PC 536872	T/F 4191/10	570.00		10,320.00 CR
10/12/08	12	PC 536875	T/F 9000/575	570.00		10,890.00 CR
10/12/08	12	PC 536911	T/F 560/202	570.00		11,460.00 CR
10/12/08	12	PC 536950	T/F 805/32	570.00		12,030.00 CR
10/12/08	12	PC 536955	T/F 805/32 REV	570.00		11,460.00 CR
10/12/08	12	PC 536956	T/F 805/32	300.00		11,760.00 CR
10/12/08	12	PC 536960	T/F 805/7	570.00		12,330.00 CR
10/12/08	12	PC 536968	T/F 4277/212	570.00		12,900.00 CR
10/12/08	12	PC 536974	4202/9	570.00		13,470.00 CR
10/12/08	12	PC 536984	T/F 955/7	570.00		14,040.00 CR
10/12/08	12	PC 537013	T/F 556/141	570.00		14,610.00 CR
10/12/08	12	PC 537019	T/F 4081/38	570.00		15,180.00 CR
10/12/08	12	PC 537044	T/F 4069/175	570.00		15,750.00 CR
10/12/08	12	PC 537048	T/F 949/44	570.00		16,320.00 CR
11/12/08	12	PC 537095	T/F 129/22	570.00		16,890.00 CR
11/12/08	12	PC 537096	4350/1282	570.00		17,460.00 CR
11/12/08	12	PC 537100	T/F 4283/50	570.00		18,030.00 CR
11/12/08	12	PC 537104	T/F 556/92	570.00		18,600.00 CR
11/12/08	12	PC 537111	T/F 4124/36	570.00		19,170.00 CR
11/12/08	12	PC 537116	T/F 4277/52	570.00		19,740.00 CR
11/12/08	12	PC 537120	T/F 814/16	570.00		20,310.00 CR
11/12/08	12	PC 537131	T/F 4127/8	570.00		20,880.00 CR
11/12/08	12	PC 537149	T/F 4317/15	570.00		21,450.00 CR
11/12/08	12	PC 537158	P/D 290/13 22/10/08	150.00		21,600.00 CR
11/12/08	12	PC 537159	R/D 290/13 28/11/08	150.00		21,750.00 CR

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/11/08	12	PC	80111	0008/0001	(11/	300.00	24,422.60	CR
/12/08	12	PC	537245	T/F 560/603		570.00	24,992.60	CR
/12/08	12	PC	537261	T/F 651/62		500.00	25,292.60	CR
/12/08	12	PC	537283	T/F 4025/10		570.00	25,862.60	CR
/12/08	12	PC	79195	(011)4862850	(26/	80.00	25,942.60	CR
/12/08	12	PC	537360	T/F 782/131		570.00	26,512.60	CR
/12/08	12	PC	537368	T/F 4127/92		570.00	27,082.60	CR
/12/08	12	PC	537372	T/F 4181/12		570.00	27,652.60	CR
/12/08	12	PC	537380	T/F 312/23		570.00	28,222.60	CR
/12/08	12	PC	537412	T/F 9026/3		570.00	28,792.60	CR
/12/08	12	PC	537414	T/F 263/35		570.00	29,362.60	CR
/12/08	12	PC	537415	T/F 916/58		570.00	29,932.60	CR
/12/08	12	PC	537417	T/F 782/73		570.00	30,502.60	CR
/12/08	12	PC	537418	T/F 4246/34		570.00	31,072.60	CR
/12/08	12	PC	537419	T/F 9000/575		300.00	31,372.60	CR
/12/08	12	PC	537421	T/F 9000/852		570.00	31,942.60	CR
/12/08	12	PC	537422	T/F 9000/852 BOND CONSENT		300.00	32,242.60	CR
/12/08	12	PC	537423	T/F 9000/872		570.00	32,812.60	CR
/12/08	12	PC	537424	T/F 415/16		570.00	33,382.60	CR
/12/08	12	PC	537425	T/F 4157/7		570.00	33,952.60	CR
/12/08	12	PC	537426	T/F 4069/52		570.00	34,522.60	CR
/12/08	12	PC	537427	T/F 9009/22		570.00	35,092.60	CR
/12/08	12	PC	537428	T/F 9021/13		300.00	35,392.60	CR
/12/08	12	PC	537429	T/F 9010/11		300.00	35,692.60	CR
/12/08	12	PC	537430	T/F 863/56		570.00	36,262.60	CR
/12/08	12	PC	537431	T/F 4234/78		570.00	36,832.60	CR
/12/08	12	PC	537432	T/F 9000/872		570.00	36,262.60	CR
/12/08	12	PC	537433	T/F 9000/872		300.00	36,562.60	CR
/12/08	12	PC	79549	CASH MANAGEMENT INTEREST (01/		17573.69	54,136.29	CR
/12/08	12	PC	537573	T/F 560/2001		570.00	54,706.29	CR
/12/08	12	PC	537575	T/F 583/18		570.00	55,276.29	CR
/12/08	12	PC	537582	T/F 342/20		570.00	55,846.29	CR
/12/08	12	PC	537585	T/F 4130/43		570.00	56,416.29	CR
01/09	12	PC	537806	RF BLD 0230 PETTY CASH		2000.00	58,416.29	CR
01/09	12	PC	80732	CASH MANAGEMENT INTEREST (02/		7544.24	65,960.53	CR
01/09	12	PC	537962	REFER E9803 PAID CASH TO MT S		419.00	66,379.53	CR
01/09	12	PC	537963	REFER E3755 PAID CASH TO MT S		552.00	66,931.53	CR
01/09	12	PC	537964	REFER E0523 PAID CASH TO MT S		86.98	67,018.51	CR
01/09	12	PC	537965	REFER E1021 PAID CASH TO MT S		389.92	67,408.43	CR
01/09	12	PC	537967	CASH PAID 19.12.08 BLDG 4122		2050.00	69,458.43	CR
01/09	12	PC	538006	SALARY & BONUS PAID CASH A GA		8181.36	77,639.79	CR
01/09	12	PC	538007	SALARY & BONUS PAID CASH M TH		1329.31	78,969.10	CR
01/09	12	PC	538008	SALARY & BONUS PAID CASH A MA		4773.78	83,742.88	CR
01/09	12	PC	538036	T/F1114/9		570.00	84,312.88	CR
01/09	12	PC	538056	T/F 600/7		570.00	84,882.88	CR
01/09	12	PC	538058	T/F 580/22		570.00	85,452.88	CR
01/09	12	PC	538099	T/F 676/17		570.00	86,022.88	CR
01/09	12	PC	538120	T/F 4227/15		570.00	86,592.88	CR
01/09	12	PC	538136	T/F 9045/4		570.00	87,162.88	CR
01/09	12	PC	538208	T/F 196/32		570.00	87,732.88	CR
01/09	12	PC	538230	T/F 555/27		570.00	88,302.88	CR
01/09	12	PC	538247	T/F 753/2		570.00	88,872.88	CR
01/09	12	PC	538255	T/F 4259/18		570.00	89,442.88	CR
01/09	12	PC	538324	EXT CLEARANCE 556/0230		300.00	89,742.88	CR
01/09	12	PC	538327	T/F 4239/23		570.00	90,312.88	CR
01/09	12	PC	538349	T/F 4170/1		570.00	90,882.88	CR
01/09	12	PC	538361	T/F 4277/179		570.00	91,452.88	CR
01/09	12	PC	538380	T/F 9014/21		570.00	92,022.88	CR
01/09	12	PC	538417	4081/38		300.00	92,322.88	CR
01/09	12	PC	538549	LOAN UNIT 12 - NEVADA		13664.46	78,658.42	CR
01/09	12	PC	538614	T/F 766/29		570.00	79,228.42	CR

Utilities

538008

Outgoing

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21/05/09	12	PC	558980	BOND CONSENT		650.00	308,030.78	CR
25/05/09	12	PC	559039	T/F 4236/14		570.00	309,600.78	CR
25/05/09	12	PC	559067	T/F 4266/2		570.00	309,170.78	CR
25/05/09	12	PC	559077	T/F 261/1027		570.00	309,740.78	CR
25/05/09	12	PC	559279	T/F 4277/107		650.00	310,390.78	CR
25/05/09	12	PC	559281	T/F 484/9		650.00	311,040.78	CR
25/05/09	12	PC	559288	T/F 9000/792		570.00	311,610.78	CR
25/05/09	12	PC	559289	T/F 9000/792		300.00	311,910.78	CR
25/05/09	12	PC	559293	T/F 2001/101		570.00	312,480.78	CR
26/05/09	12	PC	85876	0027 HANNES GOUWS	(25/	650.00	313,130.78	CR
26/05/09	818	GS	E3448	A.J.GARDENS-Q.BROWN-DEBT		2000.00	315,130.78	CR
27/05/09	12	PC	559569	T/F 4154/6		570.00	315,700.78	CR
27/05/09	12	PC	559573	T/F 351/1		570.00	316,270.78	CR
27/05/09	12	PC	559575	T/F 641/1		570.00	316,840.78	CR
27/05/09	12	PC	559581	T/F 4247/5		650.00	317,490.78	CR
27/05/09	12	PC	559583	T/F 894/8		570.00	318,060.78	CR
27/05/09	12	PC	559589	T/F 4012/25		570.00	318,630.78	CR
27/05/09	12	PC	559593	T/F 9000/680		300.00	318,930.78	CR
27/05/09	12	PC	559598	T/F 4366/30		570.00	319,500.78	CR
27/05/09	12	PC	559607	T/F 410/38		570.00	320,070.78	CR
27/05/09	12	PC	559621	T/F 48/4		570.00	320,640.78	CR
27/05/09	12	PC	559623	T/F 62/13		570.00	321,210.78	CR
28/05/09	12	PC	559797	T/F 4240/6		570.00	321,780.78	CR
29/05/09	12	PC	559853	T/F 4178/19		570.00	322,350.78	CR
29/05/09	12	PC	559854	T/F 685/22		570.00	322,920.78	CR
29/05/09	12	PC	559855	T/F 838/98		650.00	323,570.78	CR
29/05/09	12	PC	559861	T/F 651/2		570.00	324,140.78	CR
29/05/09	12	PC	559863	T/F 640/18		570.00	324,710.78	CR
29/05/09	12	PC	559864	T/F 4069/97		300.00	325,010.78	CR
29/05/09	12	PC	559875	T/F 4069/148 CLEARANCE		650.00	325,660.78	CR
29/05/09	12	PC	559876	T/F 4069/148 CONSENT		350.00	326,010.78	CR
29/05/09	12	PC	559879	T/F 4210/21 END APR 2009		300.00	326,310.78	CR
29/05/09	12	PC	559880	T/F 4210/21		300.00	326,610.78	CR
29/05/09	12	PC	559925	CITY POWER INTEREST - 4613		28.85	326,581.93	CR
29/05/09	12	PC	559927	BLDG 9042/0013 CREDIT - why pay a		3985.04	322,596.89	CR
31/06/09	12	LE	86104	0027 PHILLIP SILVER & AS (29/		650.00	323,246.89	CR
31/06/09	12	PC	559987	T/F 556/799		650.00	323,896.89	CR
31/06/09	12	PC	560003	EXT CLEAR 556/140A		350.00	324,246.89	CR
31/06/09	12	PC	560005	T/F 556/851		570.00	324,816.89	CR
31/06/09	12	PC	560059	T/F 229.31		570.00	325,386.89	CR
31/06/09	12	PC	560078	T/F 980/88		650.00	326,036.89	CR
31/06/09	12	PC	560191	T/F 742/8		570.00	326,606.89	CR
31/06/09	12	PC	560244	T/F 890/52		570.00	327,176.89	CR
31/06/09	12	PC	560258	T/F 383/5		570.00	327,746.89	CR
31/06/09	12	PC	560269	T/F 890/37		650.00	328,396.89	CR
31/06/09	12	SW	560294	LAZERUS-30-05-09 GARDENS		100.00	328,296.89	CR
31/06/09	12		86364	ABSA TFS 032107 1213741 (01/		3547.41	324,749.48	CR
31/06/09	12	PC	560341	T/F 4287/10		650.00	325,399.48	CR
31/06/09	12	PC	560434	T/F 916/47 CLEARANCE		650.00	326,049.48	CR
31/06/09	12	PC	560435	T/F 916/47 HOA CONSENT		350.00	326,399.48	CR
31/06/09	12	PC	560439	T/F 4028/2070 - MAY CERT		570.00	326,969.48	CR
31/06/09	12	PC	560440	T/F 4028/2070 - HOA CONSENT J		350.00	327,319.48	CR
31/06/09	12	PC	560441	T/F 4028/2070 - EXT CLEARANCE		350.00	327,669.48	CR
31/06/09	12	PC	560489	TRSF TO 0641/0020 (PAYMENT).		2000.00	325,669.48	CR
31/06/09	12	PC	560538	T/F 9000/856		570.00	326,239.48	CR
31/06/09	12	PC	560597	T/F 9000/682		650.00	326,889.48	CR
31/06/09	12	PC	560599	T/F 4129/7		350.00	327,239.48	CR
31/06/09	12	PC	560762	T/F 556/861		650.00	327,889.48	CR
31/06/09	12	PC	560766	T/F 556/LM26		650.00	328,539.48	CR
31/06/09	12	PC	560779	T/F 675/11		650.00	329,189.48	CR
31/06/09	12	PC	560809	T/F 4037/3		650.00	329,839.48	CR

*why pay a
the building*

[Handwritten signatures and initials]

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06/09	12	PC	560829	T/F 4321/20	570.00	330,979.48	CR
06/09	12	PC	560840	T/F 4321/2	570.00	331,549.48	CR
06/09	12	PC	560846	CR 9556/0118, 3119, 0120	75.00	331,474.48	CR
06/09	12	PC	560887	TRAVEL COST 4315 THE TIDES	2000.00	333,474.48	CR
06/09	12	PC	560892	T/F 4291/9 CLEARANCE	650.00	334,124.48	CR
06/09	12	PC	560893	T/F 4291/9 HOA CONSENT	350.00	334,474.48	CR
06/09	12	PC	560895	T/F 814/36	570.00	335,044.48	CR
06/09	12	PC	560933	LOAN REPAYMENT BLDG 4032	6093.16	341,137.64	CR
06/09	12	PC	560934	T/F 290/1	650.00	341,787.64	CR
06/09	12	PC	86598	CSTM FIN STATEMENTS (04/	80.00	341,867.64	CR
06/09	12	PC	86633	REF: 0027 (05/	650.00	342,517.64	CR
06/09	12	PC	561122	RETURNED COSTS 9019/22	100.00	342,617.64	CR
06/09	12	PC	561133	T/F 4051/16	570.00	343,187.64	CR
06/09	12	PC	561134	T/F 333/139	570.00	343,757.64	CR
06/09	12	PC	561190	T/F 556/140C	650.00	344,407.64	CR
06/09	12	PC	561230	T/F 4311/11 - CLEARANCE	650.00	345,057.64	CR
06/09	12	PC	561231	T/F 4311/11 - HOA CONSENT	350.00	345,407.64	CR
06/09	12	PC	561273	T/F 4312/4	570.00	345,977.64	CR
06/09	12	PC	561292	T/F 4321/27	570.00	346,547.64	CR
06/09	12	PC	561329	T/F 4321/13	570.00	347,117.64	CR
06/09	12	PC	561336	T/F 4069/148 HOA CONSENT	350.00	347,467.64	CR
06/09	12	PC	561337	T/F 4069/148 - CLEARANCE	350.00	347,817.64	CR
06/09	12	PC	561390	T/F 4216/24	650.00	348,467.64	CR
06/09	12	PC	561412	T/F 4168/9	570.00	349,037.64	CR
06/09	12	PC	561467	RETURNED COSTS 676/11	100.00	349,137.64	CR
06/09	12	PC	561468	RETURNED COSTS 93/18	100.00	349,237.64	CR
06/09	12	PC	561469	RETURNED COSTS 4173/23	100.00	349,337.64	CR
06/09	12	PC	561470	RETURNED COSTS 556/282	100.00	349,437.64	CR
06/09	12	PC	561471	RETURNED COSTS 4217/10	100.00	349,537.64	CR
06/09	12	PC	561473	RETURNED COSTS 543/21	100.00	349,637.64	CR
06/09	12	PC	561474	RETURNED COSTS 4277/63	100.00	349,737.64	CR
06/09	12	PC	561476	RETURNED COSTS 4138/20	100.00	349,837.64	CR
06/09	12	PC	561477	RETURNED COSTS 9045/96	100.00	349,937.64	CR
06/09	12	PC	561479	RETURNED COSTS 532/105	100.00	350,037.64	CR
06/09	12	PC	561480	RETURNED COSTS 556/89	100.00	350,137.64	CR
06/09	12	PC	561482	RETURNED COSTS 9000/824	100.00	350,237.64	CR
06/09	12	PC	561484	RETURNED COSTS 4024/36	100.00	350,337.64	CR
06/09	12	PC	561486	RETURNED COSTS 9008/8	100.00	350,437.64	CR
06/09	12	PC	561488	RETURNED COSTS 805/141	100.00	350,537.64	CR
06/09	12	PC	561490	RETURNED COSTS 601/6	100.00	350,637.64	CR
06/09	12	PC	561491	RETURNED COSTS 4050/18	100.00	350,737.64	CR
06/09	12	PC	561493	RETURNED COSTS 4215/34	100.00	350,837.64	CR
06/09	12	PC	561495	RETURNED COSTS 4216/5	100.00	350,937.64	CR
06/09	12	PC	561497	RETURNED COSTS 555/6	100.00	351,037.64	CR
06/09	12	PC	561498	RETURNED COSTS 4066/9	100.00	351,137.64	CR
06/09	12	PC	561499	RETURNED COSTS 581/5	100.00	351,237.64	CR
06/09	12	PC	561501	RETURNED COSTS 9003/22	100.00	351,337.64	CR
06/09	12	PC	561502	RETURNED COSTS 4097/16	100.00	351,437.64	CR
06/09	12	PC	561503	RETURNED COSTS 755/16	100.00	351,537.64	CR
06/09	12	PC	561505	RETURNED COSTS 4173/57	100.00	351,637.64	CR
06/09	12	PC	561506	RETURNED COSTS 4299/121	100.00	351,737.64	CR
06/09	12	PC	561508	RETURNED COSTS 4069/171	100.00	351,837.64	CR
06/09	12	PC	561510	RETURNED COSTS 916/55	100.00	351,937.64	CR
06/09	12	PC	561512	RETURNED COSTS 4007/46	100.00	352,037.64	CR
06/09	12	PC	561514	RETURNED COSTS 4007/45	100.00	352,137.64	CR
06/09	12	PC	561515	RETURNED COSTS 9026/13	100.00	352,237.64	CR
06/09	12	PC	561518	RETURNED COSTS 980/157	100.00	352,337.64	CR
06/09	12	PC	561520	RETURNED COSTS 752/12	100.00	352,437.64	CR
06/09	12	PC	561522	RETURNED COSTS 580/4	100.00	352,537.64	CR
06/09	12	PC	561524	RETURNED COSTS 283/17	100.00	352,637.64	CR
06/09	12	PC	561526	RETURNED COSTS 349/10	100.00	352,737.64	CR

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706/09	12	PC	561820	RETURNED COSTS 4107/11	100.00	352,637.64	CR
706/09	12	PC	561800	T/F 556/821	650.00	353,487.64	CR
706/09	12	HL	561821	HOME OWNERS LEVY	7350.00	346,137.64	CR
706/09	12	PC	561826	RETURNED COSTS 4030/5	100.00	346,237.64	CR
706/09	12	PC	561827	RETURNED COSTS 333/50	100.00	346,337.64	CR
706/09	12	PC	561991	T/F 916/13 CLEARANCE CERT	650.00	346,987.64	CR
706/09	12	PC	561992	T/F 916/13 HOA CONSENT	350.00	347,337.64	CR
706/09	12	PC	562004	T/F 684/6	650.00	347,987.64	CR
706/09	12	PC	562020	T/F 353/67	650.00	348,637.64	CR
706/09	12	HL	562023	HOME OWNERS LEVY - REV	7350.00	355,987.64	CR
706/09	12	PC	562047	T/F 555/14	650.00	356,637.64	CR
706/09	12	PC	562052	T/F 781/37	650.00	357,287.64	CR
706/09	12	PC	562056	T/F 805/101	650.00	357,937.64	CR
706/09	12	PC	562078	T/F 511/6	570.00	358,507.64	CR
706/09	12	PC	562162	T/F 4210/21	350.00	358,857.64	CR
706/09	12	PC	86781	0027 (09/	650.00	359,507.64	CR
706/09	12	PC	562887	T/F 838/185	650.00	360,157.64	CR
706/09	12	PC	563073	T/F 4030/9	650.00	360,807.64	CR
706/09	12	PC	563164	T/F 196/24	650.00	361,457.64	CR
706/09	12	PC	563218	T/F 4154/61	650.00	362,107.64	CR
706/09	12	PC	563713	RETURNED COSTS 4127/84	100.00	362,207.64	CR
706/09	12	PC	563797	T/F 980/61	570.00	362,777.64	CR
706/09	12	PC	563824	T/F 261/1029 HOA CONSENT	350.00	363,127.64	CR
706/09	12	PC	563826	T/F 261/1029 CLEARANCE CERT	350.00	363,477.64	CR
706/09	12	PC	563874	T/F 333/3	570.00	364,047.64	CR
706/09	12	PC	563906	T/F 4310/54	650.00	364,697.64	CR
706/09	12	PC	563945	T/F 4333/56	570.00	365,267.64	CR
706/09	12	PC	564211	T/F 4333/52	570.00	365,837.64	CR
706/09	12	PC	564272	T/F 4333/37	570.00	366,407.64	CR
706/09	12	PC	564301	T/F 318/19	570.00	366,977.64	CR
706/09	12	PC	564530	T/F 463/2	650.00	367,627.64	CR
706/09	12	PC	564610	T/F 4333/4	570.00	368,197.64	CR
706/09	12	PC	564624	T/F 4333/17	570.00	368,767.64	CR
706/09	12	PC	564631	T/F 4333/28	570.00	369,337.64	CR
706/09	12	PC	564637	T/F 4333/51 CLEARANCE CERT	650.00	369,987.64	CR
706/09	12	PC	564638	T/F 4333/51 HOA CONSENT	350.00	370,337.64	CR
706/09	12	PC	564902	T/F 4277/17	650.00	370,987.64	CR
706/09	12	PC	564922	T/F 9000/611 ERF 1 CLEARANCE	650.00	371,637.64	CR
706/09	12	PC	564925	T/F 9000/611 ERF 1 HOA CONSEN	350.00	371,987.64	CR
706/09	12	PC	564952	T/F 528/65	650.00	372,637.64	CR
706/09	12	PC	565002	T/F 502/19	350.00	372,987.64	CR
706/09	12	PC	565062	T/F 9041/8 CLEARANCE	650.00	373,637.64	CR
706/09	12	PC	565063	T/F 9041/8 HOA CONSENT	350.00	373,987.64	CR
706/09	12	PC	565113	T/F 4127/104	650.00	374,637.64	CR
706/09	12	PC	565237	T/F 197/5	650.00	375,287.64	CR
706/09	12	PC	565315	T/F 4157/34	650.00	375,937.64	CR
706/09	12	PC	565357	T/F 4210/2	650.00	376,587.64	CR
706/09	12	PC	565371	T/F 4777/11	570.00	377,157.64	CR
706/09	12	PC	565376	T/F 463/29	650.00	377,807.64	CR
706/09	12	PC	565408	T/F 4321/18	570.00	378,377.64	CR
706/09	12	PC	565445	T/F 786/4	650.00	379,027.64	CR
706/09	12	PC	565510	T/F 933/8	650.00	379,677.64	CR
706/09	12	PC	565511	T/F 9000/616	570.00	380,247.64	CR
706/09	12	PC	565513	T/F 4024/19	570.00	380,817.64	CR
706/09	12	PC	565517	T/F 600/49	650.00	381,467.64	CR
706/09	12	PC	565530	T/F 4277/103	650.00	382,117.64	CR
706/09	12	PC	565566	T/F 685/22 CLEARANCE	350.00	382,467.64	CR
706/09	12	PC	565567	T/F 685/22 CONSENT	350.00	382,817.64	CR
706/09	12	PC	565782	T/F 4169/10	650.00	383,467.64	CR
706/09	12	PC	565796	T/F 4333/31	570.00	384,037.64	CR
706/09	12	PC	565800	T/F 4069/97 HOA CONSENT	350.00	384,387.64	CR
706/09	12	PC	565801	T/F 4069/97 CLEARANCE	350.00	384,737.64	CR

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