From:	Andy Doves
To:	Glover, Kaye; Jeff Revell (jkrevell@bigpond.com); Lane, Marianne; Mandile, Barbara; McKnight, Ron; Newlyn, Lorraine
Cc:	Stansure Strata
Subject:	RE: Quays Financials YE 31 March 2024
Date:	Tuesday, 14 May 2024 19:24:00

Dear Committee
If the financials do not comply with the Act and/or the Regulations, as they clearly do not, for example in:-
1.a) Corresponding figures for the previous financial year are not shown in the balance sheet; S165(5).

And, if they do not comply with accounting standards, as they clearly do not, for example in:-
1.b) The Notes to Financial Statements are missing, as are any references to them in the BS and the I&E Statements.
5.a) The Auditor has specifically qualified the financials for this reason in the 2nd para of her Auditor's Report.
Not to mention recent professional comments on the SF shortfall!

Then YES, I disagree with the decision. But more importantly why would you want to proceed when you can so easily correct the mistakes.
This will be the third year in succession that the Quays financials have not been accurate. And that's not just my opinion and it's on record with several accountants and the BCCM.

If you proceed in full knowledge of an Owner's claims of errors breaches and shortcomings without investigating, checking, and responding you will, not for the first time, be acting negligently.

Regards
Andy Doves
Owner Lot 3006

From: South Coast <southcoast@stansurestrata.com.au>
Sent: Tuesday, May 14, 2024 5:01 PM
To: dovesadd@bigpond.com
Subject: RE: Quays Financials YE 31 March 2024

Dear Mr Doves

We note receipt of the email below regarding the Financials and Budgets for Emerald Lakes – The Quays.

Please note that at the recent Budget Committee Meeting, the Committee accepted the Financials and Budgets prepared by our office to be presented to all owners at the upcoming AGM.

Should you disagree with this decision, you may seek recourse through the Office of the Commissioner for Body Corporate and Community Management.

Yours faithfully,

Tania Moore
Strata Manager

☎ Direct Line 07 3173 0007

Stansure Strata
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From: Andy Doves <dovesadd@bigpond.com>
Sent: Sunday, May 12, 2024 5:44 PM
To: Glover, Kaye <kaye.glover@bigpond.com>; Jeff Revell <jkrevell@bigpond.com>; Lane, Marianne <mariannelane@bigpond.com>; Mandile, Barbara <johnandbarb125@gmail.com>; McKnight, Ron <ron@mcknight.com.au>; Newlyn, Lorraine <lsnewlyn@bigpond.com>
Cc: The Team <theteam@stansurestrata.com.au>
Subject: Quays Financials YE 31 March 2024

To the Committee
I formally requested, via a Form 12 to Stansure, a copy of the above audited financials and a copy of the latest SFF.
Why these two body corporate documents have not been posted to the Owners' Portal and why I, as an Owner, had to pay for them I will leave for another time.

THE FINANCIALS
I presume that as per normal protocol the Treasurer received a draft copy of the financials and discussed and agreed these with the committee and Stansure before they went to the auditor.
While I find these latest financials an improvement over the previous year, they still contain a number of fundamental & serious errors, which is odd given that they would/should have been vetted by the committee before going to the auditor and being finalised. Given the errors that remain I can only assume that it didn't happen as it should. Please refer to the 3 paragraphs under ***"Responsibilities of Those Charged with Governance for the Financial Report"*** **on page 1 of the Auditor's Report.**

The auditor cannot be held responsible for the inaccuracies of items outside the scope of her brief. Remember that the standard BC audit does not cover budgets or levy calculations or enquire into the reasons for expenses or if they are accurate or within budget. These things must be checked initially by the BCM, then the Treasurer and then by the Committee.

The attached pdf document details my comments on the Balance Sheet, the AF & SF Inc & Exp Statements and the Auditor's Report

BTW - I am willing to check the budgets and levy calculations prior to AGM Papers being distributed to all Owners.

Best Regards
Andy Doves
Owner Lot 3006