

Income & Expenditure Report for the financial year to 31/08/2018

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

		Current period 01/09/2017-31/08/2018	Previous year 01/09/2016-31/08/2017
Revenue			
141900	Gas - Additional Service	0.00	3,600.00
142500	Interest on Arrears--Admin	1,834.25	1,955.76
142800	Key Deposits	1,005.00	3,193.40
143000	Levies Due--Admin	886,382.55	786,673.14
144000	Miscellaneous Income--Admin	10,909.09	1,303.17
145000	Recoveries	0.00	50.00
146500	Status Certificate Fees	1,100.90	981.00
147000	Strata Roll Inspection Fees	257.33	243.67
<i>Total revenue</i>		901,489.12	798,000.14
Less expenses			
150200	Admin--Accounting	600.00	300.00
153800	Admin--Agent Disbursements	11,108.38	9,097.37
153802	Admin--Agent Disburst--Other	0.00	4,275.18
153805	Admin--Agent Disburst--Stationery	52.73	52.73
150800	Admin--Auditors--Audit Services	0.00	2,000.00
150900	Admin--Auditors--Taxation Services	450.00	663.63
151400	Admin--Bank Charges	0.00	344.26
151401	Admin--Bank Charges--Account Fees	74.85	41.70
152800	Admin--Income Tax--Admin	1,777.00	0.00
153000	Admin--Key Deposit Refunds	200.00	100.00
153200	Admin--Legal & Debt Collection Fees	8,335.78	1,475.00
154100	Admin--Management Fees--Additional Charges	0.00	1,830.50
154000	Admin--Management Fees--Standard	21,463.55	28,578.63
154200	Admin--Meeting Room Expenses	431.82	0.00
156000	Admin--Status Certificate Fees Paid	1,090.00	981.00
156400	Admin--Strata Inspection Fees Paid	286.73	158.17
159100	Insurance--Premiums	156,885.31	65,480.98
159200	Insurance--Valuation	0.00	3,450.00
160000	Maint Bldg--Airconditioning	0.00	3,039.30
160800	Maint Bldg--Balcony/Stair Railings	55.00	0.00
161300	Maint Bldg--Building Management	280,921.34	291,507.13
161350	Maint Bldg--Building Management Expenses	7,934.96	3,876.87
162600	Maint Bldg--Ceiling	3,977.18	2,152.73
163000	Maint Bldg--Cleaning	0.00	569.55

Administrative Fund

		Current period	Previous year
		01/09/2017-31/08/2018	01/09/2016-31/08/2017
163001	Maint Bldg--Cleaning--Carpet/Furniture	1,072.72	400.00
164200	Maint Bldg--Consultants	800.00	0.00
164600	Maint Bldg--Doors & Windows	10,457.35	14,495.82
164800	Maint Bldg--Electrical	8,257.91	7,726.55
165000	Maint Bldg--Electrical Lamps & Tubes	2,588.19	1,220.00
165600	Maint Bldg--Exhaust/Ventilation Systems	930.00	2,981.18
165800	Maint Bldg--Fire Protection	22,868.35	22,924.09
166000	Maint Bldg--Floors	110.00	0.00
166600	Maint Bldg--Garage Doors	2,942.72	1,700.92
167200	Maint Bldg--General Repairs	10,633.55	28,102.12
167600	Maint Bldg--Glass	320.00	580.00
168000	Maint Bldg--Gym Equipment	2,235.00	1,520.00
168800	Maint Bldg--Hot Water Service	900.97	2,982.53
168900	Maint Bldg--Hygiene Services	578.92	543.59
169400	Maint Bldg--Insurance Repairs &/or Excess	11,671.00	25,956.45
169600	Maint Bldg--Intercom	4,950.00	2,860.00
170200	Maint Bldg--Lift	28,415.90	27,784.18
170203	Maint Bldg--Lift--Registration Fees	186.00	184.50
170600	Maint Bldg--Locks, Keys & Card Keys	2,073.54	1,979.23
172000	Maint Bldg--Pest/Vermin Control	1,600.00	1,800.64
172200	Maint Bldg--Plumbing & Drainage	14,966.46	29,411.00
172202	Maint Bldg--Plumbing--Drains & Sewers	799.09	0.00
172204	Maint Bldg--Plumbing--Water Penetration	1,850.91	0.00
172400	Maint Bldg--Pumps & Water Equipment	308.00	308.00
172800	Maint Bldg--Roof & Gutters	2,975.46	3,197.00
173000	Maint Bldg--Security Alarm / Access Control Equip	480.00	0.00
173400	Maint Bldg--Security Surveillance Equipment	1,120.00	0.00
173600	Maint Bldg--Shower Screens & Trays	290.91	0.00
173800	Maint Bldg--Signs & Notice Boards	0.00	260.00
174600	Maint Bldg--Telephone Lines	1,196.06	1,491.03
174800	Maint Bldg--Tiling--Floor & Walls	490.00	540.00
175000	Maint Bldg--TV Antenna & Cables	1,462.00	1,440.00
175600	Maint Bldg--Walls	1,045.00	1,071.82
175800	Maint Bldg--Walls & Ceilings	3,130.91	0.00
176400	Maint Grounds--Driveway & Paths	2,165.00	110.00
176800	Maint Grounds--Fencing--Boundary	230.00	0.00
177400	Maint Grounds--Gardening Materials	754.14	39.07
177800	Maint Grounds--Irrigation Systems	7,072.28	0.00
178800	Maint Grounds--Paving	707.27	640.00
179200	Maint Grounds--Pool	1,869.26	1,367.33
179202	Maint Grounds--Pool Cleaning	5,029.83	0.00
179203	Maint Grounds--Pool Consumables	0.00	184.26

Administrative Fund

		Current period	Previous year
		01/09/2017-31/08/2018	01/09/2016-31/08/2017
179205	Maint Grounds--Pool Repairs	1,064.09	0.00
179206	Maint Grounds--Pool Sauna/Equipment	2,835.00	0.00
180000	Maint Grounds--Tree Lopping/Removal	12,748.48	0.00
181000	Prior Period GST Expense Adjustment-Admin	0.00	(2,255.85)
181100	Reimbursements - Gas Usage	3,711.23	1,680.81
181101	Reimbursements - Water Usage	5,062.25	3,634.76
190200	Utility--Electricity	67,023.21	56,844.22
190400	Utility--Gas	17,702.09	27,835.96
191200	Utility--Water & Sewerage	72,522.13	85,965.14
<i>Total expenses</i>		839,847.81	779,481.08
Surplus/Deficit		61,641.31	18,519.06
Opening balance		144,629.02	126,109.96
Closing balance		\$206,270.33	\$144,629.02

Capital Works Fund**Current period**

01/09/2017-31/08/2018

Previous year

01/09/2016-31/08/2017

Revenue

242500	Interest on Arrears--Capital Works	668.99	584.65
242600	Interest on Investments--Capital Works	17,594.19	24,803.73
243000	Levies Due--Capital Works	336,682.11	243,339.81
<i>Total revenue</i>		<u>354,945.29</u>	<u>268,728.19</u>

Less expenses

252750	Admin-- Tax Agents Fee	100.00	0.00
252800	Admin--Income Tax--Capital Works	5,290.95	8,753.16
258000	As per Capital Works Fund Forecast Report	0.00	1,900.00
260000	Maint Bldg--Airconditioning	0.00	2,250.00
264200	Maint Bldg--Consultants	1,334.55	35,842.73
264600	Maint Bldg--Doors, Locks & Windows	3,609.09	46,393.64
264800	Maint Bldg--Electrical	6,971.36	7,940.00
265800	Maint Bldg--Fire Protection	6,000.00	2,095.00
266600	Maint Bldg--Garage Doors	870.00	0.00
267400	Maint Bldg--General Replacement	8,225.00	31,456.55
267425	Maint Bldg--Gym Equipment	0.00	1,000.00
267450	Maint Bldg--Hot Water System Replacement	4,095.00	73,702.01
271600	Maint Bldg--Painting & Surface Finishes	(8,361.91)	610,357.26
272200	Maint Bldg--Plumbing & Drainage	12,816.00	3,722.00
272800	Maint Bldg--Roof, Gutter & Downpipes	429.00	3,570.00
272950	Maint Bldg--Security Installation/Replacement	4,700.00	2,140.00
273700	Maint Bldg--Shower Tray Replacements	2,354.55	0.00
275000	Maint Bldg--TV Antenna & Cables	627.27	0.00
276000	Maint Bldg--Walls, Floors & Ceilings	745.45	0.00
272300	Maint Bldg--Water Penetration	300.00	360.00
278100	Maint Grounds--Driveways and Paths	1,947.00	1,590.91
277800	Maint Grounds--Irrigation Systems	901.67	1,862.59
278200	Maint Grounds--Landscaping	3,938.00	0.00
279200	Maint Grounds--Pool Renovation	4,400.00	677.80
281000	Prior Period GST Expense Adjustment-Capital Works	0.00	8,585.43
<i>Total expenses</i>		<u>61,292.98</u>	<u>844,199.08</u>

Surplus/Deficit293,652.31(575,470.89)

Opening balance

722,960.39

1,298,431.28

Closing balance\$1,016,612.70\$722,960.39