

Income & Expenditure Report for the financial year-to-date 01/09/2018 to 19/04/2019

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2018-19/04/2019	Previous year 01/09/2017-31/08/2018
Revenue			
141900	Gas - Additional Service	4,800.00	0.00
142500	Interest on Arrears--Admin	1,772.62	1,834.25
142800	Key Deposits	466.00	1,005.00
143000	Levies Due--Admin	514,462.09	760,599.43
144000	Miscellaneous Income--Admin	0.00	10,909.09
146500	Status Certificate Fees	436.00	1,100.90
147000	Strata Roll Inspection Fees	62.00	257.33
<i>Total revenue</i>		521,998.71	775,706.00
Less expenses			
150200	Admin--Accounting	150.00	600.00
153800	Admin--Agent Disbursements	7,600.00	11,108.38
153805	Admin--Agent Disburst--Stationery	0.00	52.73
150800	Admin--Auditors--Audit Services	1,100.00	0.00
150900	Admin--Auditors--Taxation Services	250.00	450.00
151401	Admin--Bank Charges--Account Fees	14.20	74.85
152800	Admin--Income Tax--Admin	1,811.00	0.00
153000	Admin--Key Deposit Refunds	100.00	200.00
153200	Admin--Legal & Debt Collection Fees	4,831.33	8,335.78
154000	Admin--Management Fees--Standard	14,733.28	21,463.55
154200	Admin--Meeting Room Expenses	431.82	431.82
156000	Admin--Status Certificate Fees Paid	436.00	1,090.00
156400	Admin--Strata Inspection Fees Paid	62.00	286.73
159100	Insurance--Premiums	81,382.12	75,503.19
160800	Maint Bldg--Balcony/Stair Railings	0.00	55.00
161000	Maint Bldg--BBQ Equipment	181.82	0.00
161300	Maint Bldg--Building Management	159,301.50	306,837.99
161350	Maint Bldg--Building Management Expenses	29,829.39	7,934.96
161800	Maint Bldg--Car Park	100.00	0.00
162000	Maint Bldg--Carpet	272.73	0.00
162400	Maint Bldg--Carspace Line Marking	480.00	0.00
162600	Maint Bldg--Ceiling	154.00	3,977.18
163200	Maint Bldg--Cleaning & Lawns	800.00	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	726.36	1,072.72
163005	Maint Bldg--Cleaning--Windows/Glass	18,650.00	0.00

Administrative Fund

		Current period	Previous year
		01/09/2018-19/04/2019	01/09/2017-31/08/2018
164200	Maint Bldg--Consultants	0.00	800.00
164600	Maint Bldg--Doors & Windows	9,458.00	10,457.35
164800	Maint Bldg--Electrical	5,471.84	8,257.91
165000	Maint Bldg--Electrical Lamps & Tubes	458.18	2,588.19
165600	Maint Bldg--Exhaust/Ventilation Systems	576.00	930.00
165800	Maint Bldg--Fire Protection	10,948.02	22,868.35
166000	Maint Bldg--Floors	477.00	110.00
166600	Maint Bldg--Garage Doors	1,971.45	2,942.72
167200	Maint Bldg--General Repairs	6,608.18	10,633.55
167600	Maint Bldg--Glass	0.00	320.00
168000	Maint Bldg--Gym Equipment	1,175.00	2,235.00
168800	Maint Bldg--Hot Water Service	1,450.00	900.97
168900	Maint Bldg--Hygiene Services	633.92	578.92
169400	Maint Bldg--Insurance Repairs &/or Excess	10,090.45	11,671.00
169600	Maint Bldg--Intercom	1,010.00	4,950.00
170200	Maint Bldg--Lift	18,718.15	28,415.90
170203	Maint Bldg--Lift--Registration Fees	0.00	186.00
170600	Maint Bldg--Locks, Keys & Card Keys	607.36	2,073.54
172000	Maint Bldg--Pest/Vermin Control	1,650.00	1,600.00
172200	Maint Bldg--Plumbing & Drainage	12,669.00	14,966.46
172202	Maint Bldg--Plumbing--Drains & Sewers	130.00	799.09
172204	Maint Bldg--Plumbing--Water Penetration	0.00	1,850.91
172400	Maint Bldg--Pumps & Water Equipment	154.00	308.00
172800	Maint Bldg--Roof & Gutters	1,854.09	2,975.46
173000	Maint Bldg--Security Alarm / Access Control Equip	517.50	480.00
173400	Maint Bldg--Security Surveillance Equipment	0.00	1,120.00
173600	Maint Bldg--Shower Screens & Trays	0.00	290.91
174600	Maint Bldg--Telephone Lines	748.92	1,196.06
174800	Maint Bldg--Tiling--Floor & Walls	110.00	490.00
175000	Maint Bldg--TV Antenna & Cables	1,763.63	1,462.00
175600	Maint Bldg--Walls	309.09	1,045.00
175800	Maint Bldg--Walls & Ceilings	1,639.09	3,130.91
176400	Maint Grounds--Driveway & Paths	1,817.27	2,165.00
176800	Maint Grounds--Fencing--Boundary	220.00	230.00
177400	Maint Grounds--Gardening Materials	0.00	754.14
177800	Maint Grounds--Irrigation Systems	1,278.90	7,072.28
178400	Maint Grounds--Lawns & Gardening	363.64	0.00
178800	Maint Grounds--Paving	0.00	707.27
179200	Maint Grounds--Pool	1,716.28	1,869.26
179202	Maint Grounds--Pool Cleaning	1,122.20	5,029.83
179205	Maint Grounds--Pool Repairs	0.00	1,064.09
179206	Maint Grounds--Pool Sauna/Equipment	0.00	2,835.00

Administrative Fund

		Current period	Previous year
		01/09/2018-19/04/2019	01/09/2017-31/08/2018
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	691.60	3,731.03
181101	Reimbursements - Water Usage	3,597.59	5,141.81
190200	Utility--Electricity	62,002.40	72,023.21
190400	Utility--Gas	165.99	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		537,574.43	812,704.70
Surplus/Deficit		(15,575.72)	(36,998.70)
Opening balance		107,630.32	144,629.02
Closing balance		\$92,054.60	\$107,630.32

Capital Works Fund**Current period**

01/09/2018-19/04/2019

Previous year

01/09/2017-31/08/2018

Revenue

242500	Interest on Arrears--Capital Works	677.16	668.99
242600	Interest on Investments--Capital Works	14,745.28	17,594.19
243000	Levies Due--Capital Works	196,674.38	287,515.45
<i>Total revenue</i>		<u>212,096.82</u>	<u>305,778.63</u>

Less expenses

252750	Admin-- Tax Agents Fee	100.00	100.00
252800	Admin--Income Tax--Capital Works	(1,400.75)	7,067.95
264200	Maint Bldg--Consultants	0.00	1,334.55
264600	Maint Bldg--Doors, Locks & Windows	750.00	3,609.09
264800	Maint Bldg--Electrical	1,558.73	6,971.36
265800	Maint Bldg--Fire Protection	5,559.09	6,000.00
266600	Maint Bldg--Garage Doors	1,224.00	870.00
267400	Maint Bldg--General Replacement	0.00	8,225.00
267450	Maint Bldg--Hot Water System Replacement	815.00	4,095.00
270202	Maint Bldg--Lift--Refurbishment/Upgrading	160,000.00	0.00
271600	Maint Bldg--Painting & Surface Finishes	600.00	(8,361.91)
272200	Maint Bldg--Plumbing & Drainage	7,285.00	12,816.00
272800	Maint Bldg--Roof, Gutter & Downpipes	4,395.00	429.00
272950	Maint Bldg--Security Installation/Replacement	0.00	4,700.00
273700	Maint Bldg--Shower Tray Replacements	0.00	2,354.55
275000	Maint Bldg--TV Antenna & Cables	1,872.73	627.27
276000	Maint Bldg--Walls, Floors & Ceilings	15,487.50	745.45
272300	Maint Bldg--Water Penetration	0.00	300.00
278100	Maint Grounds--Driveways and Paths	300.00	1,947.00
276800	Maint Grounds--Fencing	800.00	0.00
277800	Maint Grounds--Irrigation Systems	0.00	901.67
278200	Maint Grounds--Landscaping	0.00	3,938.00
279200	Maint Grounds--Pool Renovation	0.00	4,400.00
<i>Total expenses</i>		<u>199,346.30</u>	<u>63,069.98</u>

Surplus/Deficit

		<u>12,750.52</u>	<u>242,708.65</u>
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Opening balance

965,669.04

722,960.39

Closing balance\$978,419.56\$965,669.04