

Income & Expenditure Report for the financial year to 31/08/2019

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2018-31/08/2019	Previous year 01/09/2017-31/08/2018
Revenue			
141900	Gas - Additional Service	4,775.34	0.00
142500	Interest on Arrears--Admin	2,855.14	1,834.25
142800	Key Deposits	1,948.00	1,005.00
143000	Levies Due--Admin	781,129.36	760,599.43
144000	Miscellaneous Income--Admin	0.00	10,909.09
146500	Status Certificate Fees	545.00	1,100.90
147000	Strata Roll Inspection Fees	286.50	257.33
<i>Total revenue</i>		791,539.34	775,706.00
Less expenses			
150200	Admin--Accounting	300.00	600.00
153800	Admin--Agent Disbursements	11,400.00	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	450.00	450.00
151401	Admin--Bank Charges--Account Fees	19.20	74.85
153000	Admin--Key Deposit Refunds	100.00	200.00
153200	Admin--Legal & Debt Collection Fees	7,856.33	8,360.78
154000	Admin--Management Fees--Standard	22,099.92	21,463.55
154200	Admin--Meeting Room Expenses	431.82	431.82
155000	Admin--Prior Period Adjustment	2,458.43	(11,661.87)
156000	Admin--Status Certificate Fees Paid	545.00	1,090.00
156400	Admin--Strata Inspection Fees Paid	286.50	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	293,031.44	306,837.99
161350	Maint Bldg--Building Management Expenses	6,899.66	7,934.96
161800	Maint Bldg--Car Park	100.00	0.00
162000	Maint Bldg--Carpet	200.00	0.00
162400	Maint Bldg--Carspace Line Marking	480.00	0.00
162600	Maint Bldg--Ceiling	550.00	3,977.18
163001	Maint Bldg--Cleaning--Carpet/Furniture	2,326.36	1,072.72
163005	Maint Bldg--Cleaning--Windows/Glass	18,650.00	0.00
164200	Maint Bldg--Consultants	0.00	800.00

Administrative Fund

		Current period	Previous year
		01/09/2018-31/08/2019	01/09/2017-31/08/2018
164600	Maint Bldg--Doors & Windows	14,561.00	10,457.35
164800	Maint Bldg--Electrical	10,195.40	8,257.91
165000	Maint Bldg--Electrical Lamps & Tubes	0.00	2,588.19
165600	Maint Bldg--Exhaust/Ventilation Systems	576.00	930.00
165800	Maint Bldg--Fire Protection	14,613.27	22,868.35
166000	Maint Bldg--Floors	295.00	110.00
166600	Maint Bldg--Garage Doors	3,097.81	2,942.72
167200	Maint Bldg--General Repairs	8,531.46	10,633.55
167600	Maint Bldg--Glass	0.00	320.00
168000	Maint Bldg--Gym Equipment	1,935.00	2,235.00
168800	Maint Bldg--Hot Water Service	2,650.00	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	1,370.00	4,950.00
170000	Maint Bldg--Letter Boxes	155.00	0.00
170200	Maint Bldg--Lift	27,414.86	28,415.90
170203	Maint Bldg--Lift--Registration Fees	0.00	186.00
170600	Maint Bldg--Locks, Keys & Card Keys	2,248.72	2,073.54
172000	Maint Bldg--Pest/Vermin Control	1,650.00	1,600.00
172200	Maint Bldg--Plumbing & Drainage	20,989.00	14,966.46
172202	Maint Bldg--Plumbing--Drains & Sewers	0.00	799.09
172204	Maint Bldg--Plumbing--Water Penetration	0.00	1,850.91
172400	Maint Bldg--Pumps & Water Equipment	329.00	308.00
172800	Maint Bldg--Roof & Gutters	2,272.27	2,975.46
173000	Maint Bldg--Security Alarm / Access Control Equip	0.00	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	1,097.90	1,196.06
174800	Maint Bldg--Tiling--Floor & Walls	437.27	490.00
175000	Maint Bldg--TV Antenna & Cables	1,763.63	1,462.00
175600	Maint Bldg--Walls	0.00	1,045.00
175800	Maint Bldg--Walls & Ceilings	3,881.36	3,130.91
176400	Maint Grounds--Driveway & Paths	1,817.27	2,165.00
176800	Maint Grounds--Fencing--Boundary	1,276.00	230.00
177400	Maint Grounds--Gardening Materials	0.00	754.14
177800	Maint Grounds--Irrigation Systems	2,036.04	7,072.28
178400	Maint Grounds--Lawns & Gardening	363.64	0.00
178800	Maint Grounds--Paving	789.91	707.27
179200	Maint Grounds--Pool	0.00	1,869.26
179202	Maint Grounds--Pool Cleaning	5,368.44	5,029.83
179205	Maint Grounds--Pool Repairs	0.00	1,064.09
179206	Maint Grounds--Pool Sauna/Equipment	120.00	2,835.00

Administrative Fund

		Current period	Previous year
		01/09/2018-31/08/2019	01/09/2017-31/08/2018
180000	Maint Grounds--Tree Lopping/Removal	2,027.27	12,748.48
181000	Prior Period GST Expense Adjustment-Admin	47.07	0.00
181100	Reimbursements - Gas Usage	948.91	3,731.03
181101	Reimbursements - Water Usage	4,931.32	5,141.81
190200	Utility--Electricity	73,646.21	72,023.21
190400	Utility--Gas	19,878.72	20,702.09
191200	Utility--Water & Sewerage	48,520.32	94,522.13
<i>Total expenses</i>		743,408.04	801,067.83
Surplus/Deficit		48,131.30	(25,361.83)
Opening balance		119,267.19	144,629.02
Closing balance		\$167,398.49	\$119,267.19

Capital Works Fund**Current period**

01/09/2018-31/08/2019

Previous year

01/09/2017-31/08/2018

Revenue

242500	Interest on Arrears--Capital Works	1,081.45	668.99
242600	Interest on Investments--Capital Works	19,753.69	17,594.19
243000	Levies Due--Capital Works	295,015.74	287,515.45
<i>Total revenue</i>		<u>315,850.88</u>	<u>305,778.63</u>

Less expenses

252750	Admin-- Tax Agents Fee	100.00	100.00
252800	Admin--Income Tax--Capital Works	1,712.25	7,067.95
264200	Maint Bldg--Consultants	1,300.00	1,334.55
264600	Maint Bldg--Doors, Locks & Windows	2,416.00	3,609.09
264800	Maint Bldg--Electrical	6,235.07	6,971.36
265800	Maint Bldg--Fire Protection	7,434.09	6,000.00
266600	Maint Bldg--Garage Doors	1,224.00	870.00
267400	Maint Bldg--General Replacement	915.00	8,225.00
267450	Maint Bldg--Hot Water System Replacement	1,760.00	4,095.00
270202	Maint Bldg--Lift--Refurbishment/Upgrading	400,400.00	0.00
271600	Maint Bldg--Painting & Surface Finishes	1,689.00	(8,361.91)
272200	Maint Bldg--Plumbing & Drainage	11,057.00	12,816.00
272800	Maint Bldg--Roof, Gutter & Downpipes	11,275.00	429.00
272950	Maint Bldg--Security Installation/Replacement	0.00	4,700.00
273700	Maint Bldg--Shower Tray Replacements	909.09	2,354.55
275000	Maint Bldg--TV Antenna & Cables	1,872.73	627.27
276000	Maint Bldg--Walls, Floors & Ceilings	17,260.23	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	1,236.36
277800	Maint Grounds--Irrigation Systems	27.37	901.67
278200	Maint Grounds--Landscaping	0.00	3,938.00
279200	Maint Grounds--Pool Renovation	900.00	4,400.00
255000	Prior Period Adjustment	776.76	9,645.88
281000	Prior Period GST Expense Adjustment-Capital Works	607.91	0.00
<i>Total expenses</i>		<u>470,971.50</u>	<u>73,952.22</u>

Surplus/Deficit

(155,120.62)

231,826.41

Opening balance

954,786.80

722,960.39

Closing balance\$799,666.18\$954,786.80