

## 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

|                      |                                          | <b>Current period</b><br>01/09/2018-31/08/2019 | <b>Previous year</b><br>01/09/2017-31/08/2018 |
|----------------------|------------------------------------------|------------------------------------------------|-----------------------------------------------|
| <b>Revenue</b>       |                                          |                                                |                                               |
| 141900               | Gas - Additional Service                 | 4,775.34                                       | 0.00                                          |
| 142500               | Interest on Arrears--Admin               | 2,563.37                                       | 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> |                                          | 791,247.57                                     | 775,706.00                                    |
| <b>Less expenses</b> |                                          |                                                |                                               |
| 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      | 7,731.33                                       | 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**

|        |                                                   | <b>Current period</b> | <b>Previous year</b>  |
|--------|---------------------------------------------------|-----------------------|-----------------------|
|        |                                                   | 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**

|                        |                                           | <b>Current period</b> | <b>Previous year</b>  |
|------------------------|-------------------------------------------|-----------------------|-----------------------|
|                        |                                           | 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>  |                                           | 743,283.04            | 801,067.83            |
| <b>Surplus/Deficit</b> |                                           | 47,964.53             | (25,361.83)           |
| Opening balance        |                                           | 119,267.19            | 144,629.02            |
| <b>Closing balance</b> |                                           | <b>\$167,231.72</b>   | <b>\$119,267.19</b>   |

**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     | 972.86            | 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>315,742.29</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                            | 3,465.07          | 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>468,201.50</u> | <u>73,952.22</u> |

**Surplus/Deficit**

(152,459.21)

231,826.41

Opening balance

954,786.80

722,960.39

**Closing balance**\$802,327.59\$954,786.80