

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

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2018-09/04/2019	Previous year 01/09/2017-31/08/2018
Revenue			
141900	Gas - Additional Service	4,800.00	0.00
142500	Interest on Arrears--Admin	1,724.02	1,834.25
142800	Key Deposits	374.00	1,005.00
143000	Levies Due--Admin	388,678.97	886,382.55
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>		396,074.99	901,489.12
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	1,777.00
153000	Admin--Key Deposit Refunds	0.00	200.00
153200	Admin--Legal & Debt Collection Fees	5,156.33	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	0.00	156,885.31
160800	Maint Bldg--Balcony/Stair Railings	0.00	55.00
161000	Maint Bldg--BBQ Equipment	181.82	0.00
161300	Maint Bldg--Building Management	185,218.15	280,921.34
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	0.00	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
		01/09/2018-09/04/2019	01/09/2017-31/08/2018
164200	Maint Bldg--Consultants	0.00	800.00
164600	Maint Bldg--Doors & Windows	9,295.00	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	10,886.20	22,868.35
166000	Maint Bldg--Floors	477.00	110.00
166600	Maint Bldg--Garage Doors	1,737.45	2,942.72
167200	Maint Bldg--General Repairs	6,487.18	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	12,502.25	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
		01/09/2018-09/04/2019	01/09/2017-31/08/2018
180000	Maint Grounds--Tree Lopping/Removal	1,481.82	12,748.48
181100	Reimbursements - Gas Usage	630.67	3,711.23
181101	Reimbursements - Water Usage	2,977.75	5,062.25
190200	Utility--Electricity	67,002.40	67,023.21
190400	Utility--Gas	3,165.99	17,702.09
191200	Utility--Water & Sewerage	70,520.32	72,522.13
<i>Total expenses</i>		504,703.47	839,847.81
Surplus/Deficit		(108,628.48)	61,641.31
Opening balance		206,270.33	144,629.02
Closing balance		\$97,641.85	\$206,270.33

Capital Works Fund**Current period**

01/09/2018-09/04/2019

Previous year

01/09/2017-31/08/2018

Revenue

242500	Interest on Arrears--Capital Works	659.34	668.99
242600	Interest on Investments--Capital Works	14,745.28	17,594.19
243000	Levies Due--Capital Works	147,507.72	336,682.11
<i>Total revenue</i>		<u>162,912.34</u>	<u>354,945.29</u>

Less expenses

252750	Admin-- Tax Agents Fee	100.00	100.00
252800	Admin--Income Tax--Capital Works	(1,400.75)	5,290.95
264200	Maint Bldg--Consultants	0.00	1,334.55
264600	Maint Bldg--Doors, Locks & Windows	750.00	3,609.09
264800	Maint Bldg--Electrical	754.55	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>198,542.12</u>	<u>61,292.98</u>

Surplus/Deficit

(35,629.78)

293,652.31

Opening balance

1,016,612.70

722,960.39

Closing balance\$980,982.92\$1,016,612.70