

Income & Expenditure Report for the financial year-to-date 01/09/2019 to 12/10/2019

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2019-12/10/2019	Previous year 01/09/2018-31/08/2019
Revenue			
141900	Gas - Additional Service	23.82	4,775.34
142500	Interest on Arrears--Admin	282.15	2,855.14
142800	Key Deposits	0.00	1,948.00
143000	Levies Due--Admin	0.00	914,462.09
146500	Status Certificate Fees	0.00	545.00
147000	Strata Roll Inspection Fees	31.00	286.50
<i>Total revenue</i>		336.97	924,872.07
Less expenses			
150200	Admin--Accounting	0.00	450.00
153800	Admin--Agent Disbursements	1,900.00	11,400.00
150800	Admin--Auditors--Audit Services	1,100.00	1,200.00
150900	Admin--Auditors--Taxation Services	0.00	300.00
151401	Admin--Bank Charges--Account Fees	2.50	19.20
153000	Admin--Key Deposit Refunds	0.00	100.00
153200	Admin--Legal & Debt Collection Fees	1,700.00	7,856.33
154000	Admin--Management Fees--Standard	3,683.32	22,099.92
154200	Admin--Meeting Room Expenses	159.09	431.82
155000	Admin--Prior Period Adjustment	0.00	2,458.43
156000	Admin--Status Certificate Fees Paid	0.00	545.00
156400	Admin--Strata Inspection Fees Paid	(182.00)	286.50
159100	Insurance--Premiums	80,320.14	81,382.12
159200	Insurance--Valuation	2,600.00	0.00
160800	Maint Bldg--Balcony/Stair Railings	109.09	0.00
161000	Maint Bldg--BBQ Equipment	0.00	181.82
161300	Maint Bldg--Building Management	53,906.64	293,031.44
161350	Maint Bldg--Building Management Expenses	550.40	6,899.66
161800	Maint Bldg--Car Park	0.00	100.00
162000	Maint Bldg--Carpet	0.00	200.00
162400	Maint Bldg--Carspace Line Marking	0.00	480.00
162600	Maint Bldg--Ceiling	227.27	550.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	2,326.36
163005	Maint Bldg--Cleaning--Windows/Glass	0.00	18,650.00
164600	Maint Bldg--Doors & Windows	1,689.09	14,561.00
164800	Maint Bldg--Electrical	300.00	10,195.40

Administrative Fund

		Current period	Previous year
		01/09/2019-12/10/2019	01/09/2018-31/08/2019
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	576.00
165800	Maint Bldg--Fire Protection	2,870.25	14,613.27
166000	Maint Bldg--Floors	0.00	295.00
166600	Maint Bldg--Garage Doors	182.00	3,097.81
167200	Maint Bldg--General Repairs	866.82	8,531.46
168000	Maint Bldg--Gym Equipment	615.00	1,935.00
168800	Maint Bldg--Hot Water Service	0.00	2,650.00
168900	Maint Bldg--Hygiene Services	0.00	633.92
169400	Maint Bldg--Insurance Repairs &/or Excess	5,079.00	10,090.45
169600	Maint Bldg--Intercom	0.00	1,370.00
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	0.00	27,414.86
170600	Maint Bldg--Locks, Keys & Card Keys	0.00	2,248.72
172000	Maint Bldg--Pest/Vermin Control	0.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	595.00	20,989.00
172400	Maint Bldg--Pumps & Water Equipment	350.00	329.00
172800	Maint Bldg--Roof & Gutters	600.00	2,272.27
174600	Maint Bldg--Telephone Lines	47.45	1,097.90
174800	Maint Bldg--Tiling--Floor & Walls	0.00	437.27
175000	Maint Bldg--TV Antenna & Cables	0.00	1,763.63
175600	Maint Bldg--Walls	609.09	0.00
175800	Maint Bldg--Walls & Ceilings	772.73	3,881.36
176400	Maint Grounds--Driveway & Paths	118.18	1,817.27
176800	Maint Grounds--Fencing--Boundary	0.00	1,276.00
177800	Maint Grounds--Irrigation Systems	109.09	2,036.04
178400	Maint Grounds--Lawns & Gardening	0.00	363.64
178800	Maint Grounds--Paving	0.00	789.91
179200	Maint Grounds--Pool	109.09	0.00
179202	Maint Grounds--Pool Cleaning	627.60	5,368.44
179204	Maint Grounds--Pool Fencing	154.55	0.00
179206	Maint Grounds--Pool Sauna/Equipment	0.00	120.00
180000	Maint Grounds--Tree Lopping/Removal	0.00	2,027.27
181000	Prior Period GST Expense Adjustment-Admin	(317.48)	47.07
181100	Reimbursements - Gas Usage	36.85	948.91
181101	Reimbursements - Water Usage	280.19	4,931.32
190200	Utility--Electricity	6,505.17	73,646.21
190400	Utility--Gas	9,709.98	19,878.72
191200	Utility--Water & Sewerage	21,621.40	48,520.32
Total expenses		199,607.50	743,508.04
Surplus/Deficit		(199,270.53)	181,364.03
Opening balance		300,631.22	119,267.19

Administrative Fund

	Current period 01/09/2019-12/10/2019	Previous year 01/09/2018-31/08/2019
Closing balance	\$101,360.69	\$300,631.22

Capital Works Fund**Current period**

01/09/2019-12/10/2019

Previous year

01/09/2018-31/08/2019

Revenue

242500	Interest on Arrears--Capital Works	104.64	1,081.45
242600	Interest on Investments--Capital Works	3,463.87	19,753.69
243000	Levies Due--Capital Works	0.00	344,182.10
<i>Total revenue</i>		<u>3,568.51</u>	<u>365,017.24</u>

Less expenses

252800	Admin--Income Tax--Capital Works	1,302.00	1,712.25
264200	Maint Bldg--Consultants	1,500.00	1,300.00
264600	Maint Bldg--Doors, Locks & Windows	890.91	2,416.00
264800	Maint Bldg--Electrical	640.00	6,235.07
265800	Maint Bldg--Fire Protection	1,750.00	7,434.09
266600	Maint Bldg--Garage Doors	0.00	1,224.00
267400	Maint Bldg--General Replacement	0.00	915.00
267450	Maint Bldg--Hot Water System Replacement	0.00	1,760.00
270202	Maint Bldg--Lift--Refurbishment/Upgrading	100,327.27	400,400.00
271600	Maint Bldg--Painting & Surface Finishes	0.00	1,689.00
272200	Maint Bldg--Plumbing & Drainage	16,830.00	11,057.00
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	11,275.00
273700	Maint Bldg--Shower Tray Replacements	0.00	909.09
275000	Maint Bldg--TV Antenna & Cables	0.00	1,872.73
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	17,260.23
278100	Maint Grounds--Driveways and Paths	0.00	300.00
276800	Maint Grounds--Fencing	0.00	800.00
277800	Maint Grounds--Irrigation Systems	0.00	27.37
279200	Maint Grounds--Pool Renovation	0.00	900.00
255000	Prior Period Adjustment	0.00	776.76
281000	Prior Period GST Expense Adjustment-Capital Works	0.00	607.91
<i>Total expenses</i>		<u>123,240.18</u>	<u>470,871.50</u>

Surplus/Deficit(119,671.67)(105,854.26)

Opening balance

848,932.54

954,786.80

Closing balance\$729,260.87\$848,932.54