

Income & Expenditure Report for the financial year-to-date 01/09/2019 to 14/12/2019

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2019-14/12/2019	Previous year 01/09/2018-31/08/2019
Revenue			
141900	Gas - Additional Service	23.82	4,775.34
142500	Interest on Arrears--Admin	687.33	2,855.14
142800	Key Deposits	92.00	1,948.00
143000	Levies Due--Admin	200,000.00	914,462.09
146500	Status Certificate Fees	327.00	545.00
147000	Strata Roll Inspection Fees	31.00	286.50
<i>Total revenue</i>		201,161.15	924,872.07
Less expenses			
150200	Admin--Accounting	450.00	450.00
153800	Admin--Agent Disbursements	3,895.00	11,400.00
153802	Admin--Agent Disburst--Other	986.00	0.00
150800	Admin--Auditors--Audit Services	1,100.00	1,200.00
150900	Admin--Auditors--Taxation Services	100.00	300.00
151401	Admin--Bank Charges--Account Fees	35.00	19.20
153000	Admin--Key Deposit Refunds	0.00	100.00
153200	Admin--Legal & Debt Collection Fees	2,180.00	7,981.33
154000	Admin--Management Fees--Standard	7,550.82	22,099.92
154200	Admin--Meeting Room Expenses	318.18	431.82
155000	Admin--Prior Period Adjustment	0.00	2,458.43
156000	Admin--Status Certificate Fees Paid	327.00	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	107,813.28	293,031.44
161350	Maint Bldg--Building Management Expenses	3,055.09	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	747.27	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	2,834.09	14,561.00

Administrative Fund

		Current period	Previous year
		01/09/2019-14/12/2019	01/09/2018-31/08/2019
164800	Maint Bldg--Electrical	955.00	10,195.40
165000	Maint Bldg--Electrical Lamps & Tubes	240.00	0.00
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	576.00
165800	Maint Bldg--Fire Protection	3,420.25	14,613.27
166000	Maint Bldg--Floors	260.00	295.00
166600	Maint Bldg--Garage Doors	912.00	3,097.81
167200	Maint Bldg--General Repairs	1,046.82	8,531.46
168000	Maint Bldg--Gym Equipment	1,035.00	1,935.00
168800	Maint Bldg--Hot Water Service	490.00	2,650.00
168900	Maint Bldg--Hygiene Services	0.00	633.92
169400	Maint Bldg--Insurance Repairs &/or Excess	7,979.00	10,090.45
169600	Maint Bldg--Intercom	720.00	1,370.00
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	9,896.71	27,414.86
170600	Maint Bldg--Locks, Keys & Card Keys	254.36	2,248.72
172000	Maint Bldg--Pest/Vermin Control	1,700.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	5,320.00	20,989.00
172400	Maint Bldg--Pumps & Water Equipment	350.00	329.00
172800	Maint Bldg--Roof & Gutters	1,625.91	2,272.27
174600	Maint Bldg--Telephone Lines	142.35	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	2,240.00	0.00
175800	Maint Bldg--Walls & Ceilings	990.91	3,881.36
176400	Maint Grounds--Driveway & Paths	118.18	1,817.27
176800	Maint Grounds--Fencing--Boundary	200.00	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	218.18	789.91
179200	Maint Grounds--Pool	599.09	0.00
179202	Maint Grounds--Pool Cleaning	959.97	5,368.44
179204	Maint Grounds--Pool Fencing	154.55	0.00
179205	Maint Grounds--Pool Repairs	800.00	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	21.26	948.91
181101	Reimbursements - Water Usage	1,074.73	4,931.32
190200	Utility--Electricity	18,573.29	73,646.21
190400	Utility--Gas	15,557.18	19,878.72
191200	Utility--Water & Sewerage	64,377.86	48,520.32
Total expenses		356,263.17	743,633.04

Administrative Fund

	Current period 01/09/2019-14/12/2019	Previous year 01/09/2018-31/08/2019
Surplus/Deficit	(155,102.02)	181,239.03
Opening balance	300,506.22	119,267.19
Closing balance	\$145,404.20	\$300,506.22

Capital Works Fund**Current period**

01/09/2019-14/12/2019

Previous year

01/09/2018-31/08/2019

Revenue

242500	Interest on Arrears--Capital Works	256.23	1,081.45
242600	Interest on Investments--Capital Works	3,463.87	19,753.69
243000	Levies Due--Capital Works	73,753.86	344,182.10
<i>Total revenue</i>		<u>77,473.96</u>	<u>365,017.24</u>

Less expenses

252800	Admin--Income Tax--Capital Works	2,591.00	1,712.25
264200	Maint Bldg--Consultants	6,000.00	1,300.00
264600	Maint Bldg--Doors, Locks & Windows	1,840.91	2,416.00
264800	Maint Bldg--Electrical	6,236.00	6,235.07
265800	Maint Bldg--Fire Protection	1,750.00	7,434.09
266600	Maint Bldg--Garage Doors	(3,280.00)	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	305,672.72	400,400.00
271600	Maint Bldg--Painting & Surface Finishes	0.00	1,689.00
272100	Maint Bldg--Plant & Equipment	100.00	0.00
272200	Maint Bldg--Plumbing & Drainage	20,741.00	11,057.00
272800	Maint Bldg--Roof, Gutter & Downpipes	7,390.00	11,275.00
273700	Maint Bldg--Shower Tray Replacements	0.00	909.09
275000	Maint Bldg--TV Antenna & Cables	745.45	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	581.82	800.00
277800	Maint Grounds--Irrigation Systems	162.36	27.37
279200	Maint Grounds--Pool Renovation	2,000.00	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>352,531.26</u>	<u>470,871.50</u>

Surplus/Deficit

(275,057.30)

(105,854.26)

Opening balance

848,932.54

954,786.80

Closing balance\$573,875.24\$848,932.54