

Income & Expenditure Report for the financial year to 23/08/2020

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2019-23/08/2020	Previous year 01/09/2018-31/08/2019
Revenue			
141900	Gas - Additional Service	2,145.13	4,775.34
142500	Interest on Arrears--Admin	2,159.67	2,855.14
142800	Key Deposits	354.00	1,948.00
143000	Levies Due--Admin	725,000.00	914,462.09
146500	Status Certificate Fees	981.00	545.00
147000	Strata Roll Inspection Fees	217.00	286.50
<i>Total revenue</i>		730,856.80	924,872.07
Less expenses			
150200	Admin--Accounting	900.00	450.00
153800	Admin--Agent Disbursements	11,875.00	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	550.00	300.00
151401	Admin--Bank Charges--Account Fees	42.50	19.20
153000	Admin--Key Deposit Refunds	370.00	100.00
153200	Admin--Legal & Debt Collection Fees	2,940.00	7,981.33
154000	Admin--Management Fees--Standard	23,020.82	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	872.00	545.00
156400	Admin--Strata Inspection Fees Paid	4.00	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	330,986.89	293,031.44
161350	Maint Bldg--Building Management Expenses	7,284.16	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	2,754.54	550.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	1,600.00	2,326.36
163005	Maint Bldg--Cleaning--Windows/Glass	0.00	18,650.00
164200	Maint Bldg--Consultants	1,850.00	0.00

Administrative Fund

		Current period	Previous year
		01/09/2019-23/08/2020	01/09/2018-31/08/2019
164600	Maint Bldg--Doors & Windows	9,520.27	14,561.00
164800	Maint Bldg--Electrical	6,151.19	10,195.40
165000	Maint Bldg--Electrical Lamps & Tubes	240.00	0.00
165600	Maint Bldg--Exhaust/Ventilation Systems	160.00	576.00
165800	Maint Bldg--Fire Protection	14,329.39	14,613.27
166000	Maint Bldg--Floors	260.00	295.00
166400	Maint Bldg--Garage Door--Remote controls	810.84	0.00
166600	Maint Bldg--Garage Doors	2,714.54	3,097.81
167200	Maint Bldg--General Repairs	6,466.82	8,531.46
168000	Maint Bldg--Gym Equipment	1,875.00	1,935.00
168800	Maint Bldg--Hot Water Service	3,206.71	2,650.00
168900	Maint Bldg--Hygiene Services	675.12	633.92
169400	Maint Bldg--Insurance Repairs &/or Excess	9,615.00	10,090.45
169600	Maint Bldg--Intercom	2,709.00	1,370.00
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	10,990.21	27,414.86
170600	Maint Bldg--Locks, Keys & Card Keys	1,041.68	2,248.72
172000	Maint Bldg--Pest/Vermin Control	2,250.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	13,842.22	20,989.00
172400	Maint Bldg--Pumps & Water Equipment	590.00	329.00
172800	Maint Bldg--Roof & Gutters	4,168.18	2,272.27
173800	Maint Bldg--Signs & Notice Boards	180.00	0.00
174600	Maint Bldg--Telephone Lines	569.40	1,097.90
174800	Maint Bldg--Tiling--Floor & Walls	581.82	437.27
175000	Maint Bldg--TV Antenna & Cables	0.00	1,763.63
175600	Maint Bldg--Walls	4,372.73	0.00
175800	Maint Bldg--Walls & Ceilings	3,049.09	3,881.36
176400	Maint Grounds--Driveway & Paths	118.18	1,817.27
176800	Maint Grounds--Fencing--Boundary	700.00	1,276.00
177800	Maint Grounds--Irrigation Systems	886.36	2,036.04
178400	Maint Grounds--Lawns & Gardening	0.00	363.64
178800	Maint Grounds--Paving	738.18	789.91
179200	Maint Grounds--Pool	1,913.31	0.00
179202	Maint Grounds--Pool Cleaning	5,399.74	5,368.44
179204	Maint Grounds--Pool Fencing	154.55	0.00
179205	Maint Grounds--Pool Repairs	1,720.00	0.00
179206	Maint Grounds--Pool Sauna/Equipment	0.00	120.00
179600	Maint Grounds--Tennis Court	163.64	0.00
180000	Maint Grounds--Tree Lopping/Removal	5,018.19	2,027.27
181000	Prior Period GST Expense Adjustment-Admin	(320.52)	47.07
181100	Reimbursements - Gas Usage	560.58	948.91
181101	Reimbursements - Water Usage	5,027.13	4,931.32
190200	Utility--Electricity	75,388.31	73,646.21

Administrative Fund

		Current period	Previous year
		01/09/2019-23/08/2020	01/09/2018-31/08/2019
190400	Utility--Gas	19,283.48	19,878.72
191200	Utility--Water & Sewerage	110,391.83	48,520.32
<i>Total expenses</i>		<u>797,995.49</u>	<u>743,633.04</u>
Surplus/Deficit		<u>(67,138.69)</u>	<u>181,239.03</u>
Opening balance		300,506.22	119,267.19
Closing balance		<u>\$233,367.53</u>	<u>\$300,506.22</u>

Capital Works Fund**Current period**

01/09/2019-23/08/2020

Previous year

01/09/2018-31/08/2019

Revenue

242500	Interest on Arrears--Capital Works	923.21	1,081.45
242600	Interest on Investments--Capital Works	9,185.81	19,753.69
243000	Levies Due--Capital Works	370,015.44	344,182.10
<i>Total revenue</i>		<u>380,124.46</u>	<u>365,017.24</u>

Less expenses

251401	Admin--Bank Charges--Account Fees	234.54	0.00
252800	Admin--Income Tax--Capital Works	7,162.70	1,712.25
264200	Maint Bldg--Consultants	7,700.00	1,300.00
264600	Maint Bldg--Doors, Locks & Windows	3,585.91	2,416.00
264800	Maint Bldg--Electrical	9,276.00	6,235.07
265800	Maint Bldg--Fire Protection	24,575.25	7,434.09
265900	Maint Bldg--Floor Tiling Replacement	3,960.00	0.00
266600	Maint Bldg--Garage Doors	0.00	1,224.00
267400	Maint Bldg--General Replacement	0.00	915.00
267425	Maint Bldg--Gym Equipment	9,000.00	0.00
267450	Maint Bldg--Hot Water System Replacement	2,312.51	1,760.00
270202	Maint Bldg--Lift--Refurbishment/Upgrading	395,672.72	400,400.00
271600	Maint Bldg--Painting & Surface Finishes	3,144.54	1,689.00
272100	Maint Bldg--Plant & Equipment	3,055.00	0.00
272200	Maint Bldg--Plumbing & Drainage	25,408.00	11,057.00
272800	Maint Bldg--Roof, Gutter & Downpipes	8,500.00	11,275.00
273700	Maint Bldg--Shower Tray Replacements	0.00	909.09
273800	Maint Bldg--Signs & Notice Boards	360.00	0.00
275000	Maint Bldg--TV Antenna & Cables	1,436.36	1,872.73
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	17,260.23
272300	Maint Bldg--Water Penetration	4,956.36	0.00
278100	Maint Grounds--Driveways and Paths	0.00	300.00
276800	Maint Grounds--Fencing	4,372.73	800.00
277800	Maint Grounds--Irrigation Systems	1,524.20	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	(9.24)	607.91
<i>Total expenses</i>		<u>518,227.58</u>	<u>470,871.50</u>

Surplus/Deficit

(138,103.12)

(105,854.26)

Opening balance

848,932.54

954,786.80

Closing balance\$710,829.42\$848,932.54