Waratah Strata Management
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Income & Expenditure Report
for the financial year-to-date
01/09/2020 to 01/10/2020

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2020-01/10/2020	Previous year 01/09/2019-31/08/2020
Revenue			
141900	Gas - Additional Service	0.00	2,145.13
142500	Interest on Arrears--Admin	212.85	2,242.29
142800	Key Deposits	0.00	354.00
143000	Levies Due--Admin	0.00	725,000.00
146500	Status Certificate Fees	109.00	981.00
147000	Strata Roll Inspection Fees	31.00	430.00
	Total revenue	352.85	731,152.42
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	997.50	11,875.00
153802	Admin--Agent Disburst--Other	0.00	986.00
150800	Admin--Auditors--Audit Services	0.00	1,100.00
150900	Admin--Auditors--Taxation Services	0.00	550.00
151401	Admin--Bank Charges--Account Fees	0.00	42.50
153000	Admin--Key Deposit Refunds	0.00	370.00
153200	Admin--Legal & Debt Collection Fees	2,300.00	2,940.00
154000	Admin--Management Fees--Standard	1,933.75	23,020.82
154200	Admin--Meeting Room Expenses	409.09	318.18
156000	Admin--Status Certificate Fees Paid	109.00	872.00
156400	Admin--Strata Inspection Fees Paid	0.00	217.00
159100	Insurance--Premiums	87,404.90	80,320.14
159200	Insurance--Valuation	0.00	2,600.00
160800	Maint Bldg--Balcony/Stair Railings	0.00	109.09
161300	Maint Bldg--Building Management	28,031.47	330,986.89
161350	Maint Bldg--Building Management Expenses	950.50	7,284.16
162600	Maint Bldg--Ceiling	0.00	2,754.54
163001	Maint Bldg--Cleaning--Carpet/Furniture	800.00	1,600.00
164200	Maint Bldg--Consultants	0.00	1,850.00
164600	Maint Bldg--Doors & Windows	545.00	9,885.27
164800	Maint Bldg--Electrical	0.00	6,391.19
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	160.00
165800	Maint Bldg--Fire Protection	3,767.00	14,329.39
166000	Maint Bldg--Floors	0.00	260.00
166400	Maint Bldg--Garage Door--Remote controls	0.00	810.84

Administrative Fund

		Current period 01/09/2020-01/10/2020	Previous year 01/09/2019-31/08/2020
166600	Maint Bldg--Garage Doors	0.00	2,714.54
167200	Maint Bldg--General Repairs	0.00	6,566.82
168000	Maint Bldg--Gym Equipment	0.00	1,875.00
168800	Maint Bldg--Hot Water Service	0.00	3,206.71
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	0.00	9,615.00
169600	Maint Bldg--Intercom	0.00	2,709.00
170200	Maint Bldg--Lift	0.00	10,990.21
170600	Maint Bldg--Locks, Keys & Card Keys	0.00	1,041.68
172000	Maint Bldg--Pest/Vermin Control	0.00	2,250.00
172200	Maint Bldg--Plumbing & Drainage	200.00	13,842.22
172400	Maint Bldg--Pumps & Water Equipment	0.00	765.00
172800	Maint Bldg--Roof & Gutters	0.00	4,168.18
173800	Maint Bldg--Signs & Notice Boards	0.00	180.00
174600	Maint Bldg--Telephone Lines	47.45	569.40
174800	Maint Bldg--Tiling--Floor & Walls	0.00	581.82
175600	Maint Bldg--Walls	572.73	0.00
175800	Maint Bldg--Walls & Ceilings	0.00	7,611.82
176400	Maint Grounds--Driveway & Paths	0.00	118.18
176800	Maint Grounds--Fencing--Boundary	270.00	700.00
177800	Maint Grounds--Irrigation Systems	74.57	886.36
178800	Maint Grounds--Paving	860.00	738.18
179202	Maint Grounds--Pool Cleaning	0.00	5,399.74
179204	Maint Grounds--Pool Fencing	0.00	154.55
179205	Maint Grounds--Pool Repairs	308.21	3,633.31
179600	Maint Grounds--Tennis Court	0.00	163.64
180000	Maint Grounds--Tree Lopping/Removal	0.00	5,018.19
181000	Prior Period GST Expense Adjustment-Admin	0.00	(320.52)
181100	Reimbursements - Gas Usage	0.00	560.58
181101	Reimbursements - Water Usage	0.00	5,027.13
190200	Utility--Electricity	11,124.43	71,435.81
190400	Utility--Gas	4,744.33	23,235.98
191200	Utility--Water & Sewerage	0.00	110,391.83
	Total expenses	145,449.93	799,038.49
Surplus/Deficit		(145,097.08)	(67,886.07)
	Opening balance	232,620.15	300,506.22
Closing balance		**$87,523.07**	**$232,620.15**

Capital Works Fund

		Current period 01/09/2020-01/10/2020	Previous year 01/09/2019-31/08/2020
Revenue			
242500	Interest on Arrears--Capital Works	112.02	957.85
242600	Interest on Investments--Capital Works	759.79	9,185.81
243000	Levies Due--Capital Works	0.00	370,015.44
	Total revenue	871.81	380,159.10
Less expenses			
251401	Admin--Bank Charges--Account Fees	0.00	234.54
252800	Admin--Income Tax--Capital Works	0.00	7,162.70
264200	Maint Bldg--Consultants	0.00	7,700.00
264600	Maint Bldg--Doors, Locks & Windows	0.00	3,585.91
264800	Maint Bldg--Electrical	0.00	9,276.00
265800	Maint Bldg--Fire Protection	0.00	29,675.25
267425	Maint Bldg--Gym Equipment	0.00	9,000.00
267450	Maint Bldg--Hot Water System Replacement	772.00	2,312.51
270202	Maint Bldg--Lift--Refurbishment/Upgrading	0.00	405,672.72
271600	Maint Bldg--Painting & Surface Finishes	0.00	3,144.54
272200	Maint Bldg--Plumbing & Drainage	0.00	28,363.00
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	8,500.00
273800	Maint Bldg--Signs & Notice Boards	0.00	360.00
275000	Maint Bldg--TV Antenna & Cables	0.00	1,436.36
272300	Maint Bldg--Water Penetration	0.00	4,956.36
276800	Maint Grounds--Fencing	0.00	4,372.73
277800	Maint Grounds--Irrigation Systems	0.00	1,524.20
279200	Maint Grounds--Pool Renovation	0.00	2,000.00
281000	Prior Period GST Expense Adjustment-Capital Works	0.00	(9.24)
	Total expenses	772.00	529,267.58
Surplus/Deficit		99.81	(149,108.48)
	Opening balance	699,824.06	848,932.54
Closing balance		**$699,923.87**	**$699,824.06**