Waratah Strata Management
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Income & Expenditure Report for the financial year-to-date 01/09/2022 to 21/09/2022

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2022-21/09/2022	Previous year 01/09/2021-31/08/2022
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142000	Insurance Claims	0.00	19,758.14
142500	Interest on Arrears--Admin	115.57	1,272.24
142800	Key Deposits	122.00	362.00
143000	Levies Due--Admin	0.00	737,506.48
146500	Status Certificate Fees	109.00	1,308.00
147000	Strata Roll Inspection Fees	0.00	279.00
	Total revenue	346.57	763,431.26
Less expenses			
150200	Admin--Accounting	150.00	450.00
153800	Admin--Agent Disbursements	1,099.75	13,092.24
153805	Admin--Agent Disburst--Stationery	0.00	34.91
150800	Admin--Auditors--Audit Services	0.00	1,100.00
150900	Admin--Auditors--Taxation Services	0.00	555.00
152800	Admin--Income Tax--Admin	0.00	51.00
153200	Admin--Legal & Debt Collection Fees	(325.00)	8,669.78
154000	Admin--Management Fees--Standard	2,131.95	25,380.38
156000	Admin--Status Certificate Fees Paid	0.00	1,308.00
156400	Admin--Strata Inspection Fees Paid	31.00	248.00
159100	Insurance--Premiums	0.00	99,132.62
159200	Insurance--Valuation	0.00	3,895.45
161300	Maint Bldg--Building Management	28,311.75	339,741.00
161350	Maint Bldg--Building Management Expenses	2,736.86	9,967.05
162600	Maint Bldg--Ceiling	0.00	1,447.00
163000	Maint Bldg--Cleaning	0.00	220.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	1,600.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00
164200	Maint Bldg--Consultants	0.00	4,000.00
164600	Maint Bldg--Doors & Windows	1,270.00	10,222.99
164800	Maint Bldg--Electrical	0.00	6,425.15
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	983.00
165800	Maint Bldg--Fire Protection	0.00	10,720.82
166000	Maint Bldg--Floors	0.00	370.00

Administrative Fund

		Current period 01/09/2022-21/09/2022	Previous year 01/09/2021-31/08/2022
166600	Maint Bldg--Garage Doors	0.00	844.04
167200	Maint Bldg--General Repairs	0.00	4,755.46
167600	Maint Bldg--Glass	0.00	21.82
168000	Maint Bldg--Gym Equipment	380.00	1,505.00
168800	Maint Bldg--Hot Water Service	2,100.00	0.00
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	0.00	1,574.00
169600	Maint Bldg--Intercom	0.00	4,003.00
170200	Maint Bldg--Lift	0.00	24,567.36
170600	Maint Bldg--Locks, Keys & Card Keys	0.00	353.91
172000	Maint Bldg--Pest/Vermin Control	0.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	0.00	11,299.00
172400	Maint Bldg--Pumps & Water Equipment	0.00	360.00
172600	Maint Bldg--Recreation Facilities	0.00	920.00
172800	Maint Bldg--Roof & Gutters	0.00	11,305.00
173800	Maint Bldg--Signs & Notice Boards	0.00	200.00
174600	Maint Bldg--Telephone Lines	47.45	583.05
175600	Maint Bldg--Walls	0.00	2,254.54
175800	Maint Bldg--Walls & Ceilings	440.00	1,460.00
176400	Maint Grounds--Driveway & Paths	0.00	1,195.00
176800	Maint Grounds--Fencing--Boundary	0.00	436.36
177800	Maint Grounds--Irrigation Systems	0.00	273.77
178400	Maint Grounds--Lawns & Gardening	0.00	1,490.00
178800	Maint Grounds--Paving	0.00	1,120.00
179000	Maint Grounds--Plants & Trees	0.00	240.00
179200	Maint Grounds--Pool	0.00	300.00
179201	Maint Grounds--Pool Change Room	0.00	436.36
179202	Maint Grounds--Pool Cleaning	0.00	4,050.09
179600	Maint Grounds--Tennis Court	0.00	679.09
180000	Maint Grounds--Tree Lopping/Removal	0.00	2,936.36
181100	Reimbursements - Gas Usage	0.00	747.24
181101	Reimbursements - Water Usage	0.00	5,014.28
190200	Utility--Electricity	4,690.91	57,939.98
190400	Utility--Gas	3,933.31	25,668.18
191200	Utility--Water & Sewerage	0.00	95,367.60
	Total expenses	48,997.98	805,840.00
Surplus/Deficit		(48,651.41)	(42,408.74)
	Opening balance	68,149.95	110,558.69
Closing balance		**$19,498.54**	**$68,149.95**

Capital Works Fund

		Current period 01/09/2022-21/09/2022	Previous year 01/09/2021-31/08/2022
Revenue			
242500	Interest on Arrears--Capital Works	53.16	661.65
242600	Interest on Investments--Capital Works	1,010.24	3,096.84
243000	Levies Due--Capital Works	0.00	357,515.92
	Total revenue	1,063.40	361,274.41
Less expenses			
255700	Admin--Capital Works Fund Assessment	0.00	3,170.00
252800	Admin--Income Tax--Capital Works	0.00	(1,275.20)
264200	Maint Bldg--Consultants	0.00	3,200.00
264600	Maint Bldg--Doors, Locks & Windows	1,700.00	2,120.00
265450	Maint Bldg--Exhaust/Ventiliation Replacement	430.00	7,554.55
265800	Maint Bldg--Fire Protection	0.00	22,803.25
266600	Maint Bldg--Garage Doors	0.00	2,900.00
267425	Maint Bldg--Gym Equipment	0.00	3,903.64
267450	Maint Bldg--Hot Water System Replacement	0.00	7,516.00
267475	Maint Bldg--Intercom Installation/Replacement	1,380.00	320.00
271600	Maint Bldg--Painting & Surface Finishes	0.00	1,305.00
272200	Maint Bldg--Plumbing & Drainage	0.00	16,744.00
272250	Maint Bldg--Pump Replacement	0.00	1,430.00
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	13,276.36
273700	Maint Bldg--Shower Tray Replacements	0.00	1,900.00
275000	Maint Bldg--TV Antenna & Cables	0.00	672.73
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	1,400.00
277800	Maint Grounds--Irrigation Systems	0.00	1,551.83
279200	Maint Grounds--Pool Renovation	0.00	8,527.27
	Total expenses	3,510.00	99,019.43
Surplus/Deficit		(2,446.60)	262,254.98
	Opening balance	1,296,749.16	1,034,494.18
Closing balance		**$1,294,302.56**	**$1,296,749.16**