Waratah Strata Management
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Income & Expenditure Report
for the financial year-to-date
01/09/2022 to 25/11/2022

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2022-25/11/2022	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	223.66	1,272.24
142800	Key Deposits	244.00	362.00
143000	Levies Due--Admin	187,502.16	737,506.48
144000	Miscellaneous Income--Admin	4,545.45	4,545.45
146500	Status Certificate Fees	218.00	1,308.00
147000	Strata Roll Inspection Fees	93.00	279.00
	Total revenue	192,826.27	767,976.71
Less expenses			
150200	Admin--Accounting	300.00	450.00
153800	Admin--Agent Disbursements	3,348.23	13,092.24
153802	Admin--Agent Disburst--Other	100.00	0.00
153805	Admin--Agent Disburst--Stationery	0.00	34.91
150800	Admin--Auditors--Audit Services	0.00	1,100.00
150900	Admin--Auditors--Taxation Services	265.00	555.00
153200	Admin--Legal & Debt Collection Fees	1,240.00	8,669.78
154000	Admin--Management Fees--Standard	6,486.99	25,380.38
156000	Admin--Status Certificate Fees Paid	109.00	1,308.00
156400	Admin--Strata Inspection Fees Paid	93.00	248.00
159100	Insurance--Premiums	149,529.07	99,132.62
159200	Insurance--Valuation	0.00	3,895.45
161300	Maint Bldg--Building Management	84,935.25	339,741.00
161350	Maint Bldg--Building Management Expenses	4,523.23	9,967.05
162600	Maint Bldg--Ceiling	0.00	1,447.00
163000	Maint Bldg--Cleaning	0.00	220.00
163200	Maint Bldg--Cleaning & Lawns	100.00	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	800.00	1,600.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00
164600	Maint Bldg--Doors & Windows	1,864.00	10,244.81
164800	Maint Bldg--Electrical	714.50	2,825.15
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	983.00
165800	Maint Bldg--Fire Protection	3,625.50	10,720.82

Administrative Fund

		Current period 01/09/2022-25/11/2022	Previous year 01/09/2021-31/08/2022
166000	Maint Bldg--Floors	0.00	370.00
166600	Maint Bldg--Garage Doors	125.00	844.04
167200	Maint Bldg--General Repairs	890.00	4,755.46
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	4,545.45	6,119.45
169600	Maint Bldg--Intercom	4,009.23	4,003.00
170200	Maint Bldg--Lift	5,419.06	24,567.36
170600	Maint Bldg--Locks, Keys & Card Keys	20.00	353.91
172000	Maint Bldg--Pest/Vermin Control	0.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	1,535.00	11,299.00
172400	Maint Bldg--Pumps & Water Equipment	0.00	360.00
172800	Maint Bldg--Roof & Gutters	2,150.00	12,225.00
173800	Maint Bldg--Signs & Notice Boards	0.00	200.00
174600	Maint Bldg--Telephone Lines	142.81	583.05
175600	Maint Bldg--Walls	660.00	0.00
175800	Maint Bldg--Walls & Ceilings	740.00	3,714.54
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	473.77
178400	Maint Grounds--Lawns & Gardening	0.00	690.00
178800	Maint Grounds--Paving	0.00	1,360.00
179200	Maint Grounds--Pool	510.00	0.00
179202	Maint Grounds--Pool Cleaning	563.07	4,050.09
179205	Maint Grounds--Pool Repairs	0.00	736.36
179600	Maint Grounds--Tennis Court	0.00	679.09
180000	Maint Grounds--Tree Lopping/Removal	0.00	3,536.36
181100	Reimbursements - Gas Usage	150.67	747.24
181101	Reimbursements - Water Usage	863.04	5,014.28
190200	Utility--Electricity	13,364.03	57,939.98
190400	Utility--Gas	7,131.54	25,668.18
191200	Utility--Water & Sewerage	25,120.00	95,367.60
	Total expenses	330,452.67	802,734.45
Surplus/Deficit		(137,626.40)	(34,757.74)
	Opening balance	75,800.95	110,558.69
Closing balance		**-$61,825.45**	**$75,800.95**

Capital Works Fund

		Current period 01/09/2022-25/11/2022	Previous year 01/09/2021-31/08/2022
Revenue			
242500	Interest on Arrears--Capital Works	102.88	661.65
242600	Interest on Investments--Capital Works	2,783.75	3,096.84
243000	Levies Due--Capital Works	86,254.02	357,515.92
	Total revenue	89,140.65	361,274.41
Less expenses			
255700	Admin--Capital Works Fund Assessment	0.00	3,170.00
252800	Admin--Income Tax--Capital Works	8.30	(1,224.20)
264200	Maint Bldg--Consultants	0.00	3,200.00
264600	Maint Bldg--Doors, Locks & Windows	2,300.00	2,120.00
264800	Maint Bldg--Electrical	368.00	0.00
265450	Maint Bldg--Exhaust/Ventiliation Replacement	1,645.00	7,554.55
265800	Maint Bldg--Fire Protection	926.00	30,403.25
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	440.00	7,516.00
267475	Maint Bldg--Intercom Installation/Replacement	1,380.00	320.00
271600	Maint Bldg--Painting & Surface Finishes	220.00	1,305.00
272200	Maint Bldg--Plumbing & Drainage	0.00	16,744.00
272250	Maint Bldg--Pump Replacement	5,372.00	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	672.73	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	13,332.03	106,670.43
Surplus/Deficit		75,808.62	254,603.98
	Opening balance	1,289,098.16	1,034,494.18
Closing balance		**$1,364,906.78**	**$1,289,098.16**