WARATAH Strata Management

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Income & Expenditure Report for the financial year-to-date 01/09/2022 to 30/06/2023

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2022-30/06/2023	Previous year 01/09/2021-31/08/2022
Revenue			
141900	Gas - Additional Service	2,945.40	2,945.40
142000	Insurance Claims	0.00	19,758.14
142500	Interest on Arrears--Admin	889.26	1,272.24
142800	Key Deposits	862.00	362.00
143000	Levies Due--Admin	602,596.48	737,506.48
144000	Miscellaneous Income--Admin	13,636.35	4,545.45
146500	Status Certificate Fees	981.00	1,308.00
147000	Strata Roll Inspection Fees	186.00	279.00
	Total revenue	622,096.49	767,976.71
Less expenses			
150200	Admin--Accounting	900.00	450.00
153800	Admin--Agent Disbursements	11,455.49	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	1,100.00	1,100.00
150900	Admin--Auditors--Taxation Services	475.00	555.00
153000	Admin--Key Deposit Refunds	200.00	0.00
153200	Admin--Legal & Debt Collection Fees	1,514.58	8,669.78
154100	Admin--Management Fees--Additional Charges	748.18	0.00
154000	Admin--Management Fees--Standard	22,179.73	25,380.38
156000	Admin--Status Certificate Fees Paid	872.00	1,308.00
156500	Admin--Strata Hub Fees Paid	654.00	0.00
156400	Admin--Strata Inspection Fees Paid	217.00	248.00
159100	Insurance--Premiums	149,529.07	99,132.62
159200	Insurance--Valuation	0.00	3,895.45
161300	Maint Bldg--Building Management	285,751.51	339,741.00
161350	Maint Bldg--Building Management Expenses	12,621.74	9,967.05
162000	Maint Bldg--Carpet	600.00	0.00
162400	Maint Bldg--Carspace Line Marking	730.00	0.00
162600	Maint Bldg--Ceiling	593.64	1,447.00
163000	Maint Bldg--Cleaning	600.00	220.00
163200	Maint Bldg--Cleaning & Lawns	100.00	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	3,280.00	1,600.00

Administrative Fund

		Current period 01/09/2022-30/06/2023	Previous year 01/09/2021-31/08/2022
163010	Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00
164200	Maint Bldg--Consultants	3,750.00	0.00
164600	Maint Bldg--Doors & Windows	5,127.18	10,244.81
164800	Maint Bldg--Electrical	2,358.50	2,825.15
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	983.00
165800	Maint Bldg--Fire Protection	12,189.14	10,720.82
166000	Maint Bldg--Floors	0.00	370.00
166400	Maint Bldg--Garage Door--Remote controls	638.60	0.00
166600	Maint Bldg--Garage Doors	1,399.00	844.04
167000	Maint Bldg--Garbage Compactor	200.00	0.00
167200	Maint Bldg--General Repairs	1,980.91	4,755.46
168000	Maint Bldg--Gym Equipment	1,290.00	1,505.00
168800	Maint Bldg--Hot Water Service	5,175.00	0.00
168900	Maint Bldg--Hygiene Services	675.12	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	15,200.15	6,119.45
169600	Maint Bldg--Intercom	6,489.23	4,003.00
170200	Maint Bldg--Lift	19,857.18	24,567.36
170203	Maint Bldg--Lift--Registration Fees	81.00	0.00
170600	Maint Bldg--Locks, Keys & Card Keys	1,848.72	353.91
172000	Maint Bldg--Pest/Vermin Control	1,500.00	1,650.00
172200	Maint Bldg--Plumbing & Drainage	13,780.55	11,299.00
172400	Maint Bldg--Pumps & Water Equipment	185.00	360.00
172800	Maint Bldg--Roof & Gutters	4,068.18	12,225.00
173800	Maint Bldg--Signs & Notice Boards	0.00	200.00
174600	Maint Bldg--Telephone Lines	488.61	583.05
175600	Maint Bldg--Walls	5,939.09	0.00
175800	Maint Bldg--Walls & Ceilings	1,340.00	3,714.54
176400	Maint Grounds--Driveway & Paths	254.55	1,195.00
176800	Maint Grounds--Fencing--Boundary	477.27	436.36
177800	Maint Grounds--Irrigation Systems	695.34	473.77
178400	Maint Grounds--Lawns & Gardening	0.00	690.00
178800	Maint Grounds--Paving	1,070.91	1,360.00
179200	Maint Grounds--Pool	1,168.39	0.00
179202	Maint Grounds--Pool Cleaning	2,660.59	4,050.09
179205	Maint Grounds--Pool Repairs	0.00	736.36
179600	Maint Grounds--Tennis Court	318.18	679.09
180000	Maint Grounds--Tree Lopping/Removal	1,572.72	3,536.36
181000	Prior Period GST Expense Adjustment-Admin	(306.21)	0.00
181100	Reimbursements - Gas Usage	456.85	747.24
181101	Reimbursements - Water Usage	3,658.04	5,014.28
190200	Utility--Electricity	44,740.65	57,939.98
190400	Utility--Gas	27,768.79	25,668.18
191200	Utility--Water & Sewerage	78,895.00	95,367.60

Administrative Fund

	Current period 01/09/2022-30/06/2023	Previous year 01/09/2021-31/08/2022
Total expenses	765,214.17	802,734.45
Surplus/Deficit	(143,117.68)	(34,757.74)
Opening balance	75,800.95	110,558.69
Closing balance	**-$67,316.73**	**$75,800.95**

Capital Works Fund

		Current period	Previous year
		01/09/2022-30/06/2023	01/09/2021-31/08/2022
Revenue			
242500	Interest on Arrears--Capital Works	377.51	661.65
242600	Interest on Investments--Capital Works	14,941.16	3,096.84
243000	Levies Due--Capital Works	248,762.06	357,515.92
	Total revenue	264,080.73	361,274.41
Less expenses			
255700	Admin--Capital Works Fund Assessment	0.00	3,170.00
252800	Admin--Income Tax--Capital Works	238.30	(1,224.20)
264200	Maint Bldg--Consultants	15,400.00	3,200.00
264600	Maint Bldg--Doors, Locks & Windows	5,180.00	2,120.00
264800	Maint Bldg--Electrical	1,313.36	0.00
265450	Maint Bldg--Exhaust/Ventiliation Replacement	3,920.00	7,554.55
265800	Maint Bldg--Fire Protection	39,871.00	30,403.25
266600	Maint Bldg--Garage Doors	1,355.00	2,900.00
267425	Maint Bldg--Gym Equipment	0.00	3,903.64
267450	Maint Bldg--Hot Water System Replacement	6,946.08	7,516.00
267475	Maint Bldg--Intercom Installation/Replacement	5,582.41	320.00
271600	Maint Bldg--Painting & Surface Finishes	220.00	1,305.00
271800	Maint Bldg--Painting Materials	607.27	0.00
272200	Maint Bldg--Plumbing & Drainage	10,030.00	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	2,000.00	1,900.00
275000	Maint Bldg--TV Antenna & Cables	809.09	672.73
276000	Maint Bldg--Walls, Floors & Ceilings	1,181.82	1,400.00
276800	Maint Grounds--Fencing	970.00	0.00
277800	Maint Grounds--Irrigation Systems	2,611.64	1,551.83
279200	Maint Grounds--Pool Renovation	0.00	8,527.27
281000	Prior Period GST Expense Adjustment-Capital Works	761.30	0.00
	Total expenses	104,369.27	106,670.43
Surplus/Deficit		159,711.46	254,603.98
	Opening balance	1,289,098.16	1,034,494.18
Closing balance		**$1,448,809.62**	**$1,289,098.16**