

## Income & Expenditure Report for the financial year to 31/08/2023

Strata Plan 52948

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

### Administrative Fund

|                      |                                            | <b>Current period</b><br>01/09/2022-31/08/2023 | <b>Previous year</b><br>01/09/2021-31/08/2022 |
|----------------------|--------------------------------------------|------------------------------------------------|-----------------------------------------------|
| <b>Revenue</b>       |                                            |                                                |                                               |
| 141900               | Gas - Additional Service                   | 2,945.40                                       | 2,945.40                                      |
| 142000               | Insurance Claims                           | 0.00                                           | 19,758.14                                     |
| 142500               | Interest on Arrears--Admin                 | 976.85                                         | 1,272.24                                      |
| 142800               | Key Deposits                               | 862.00                                         | 362.00                                        |
| 143000               | Levies Due--Admin                          | 810,586.82                                     | 737,506.48                                    |
| 144000               | Miscellaneous Income--Admin                | 17,040.64                                      | 4,545.45                                      |
| 146500               | Status Certificate Fees                    | 1,090.00                                       | 1,308.00                                      |
| 147000               | Strata Roll Inspection Fees                | 217.00                                         | 279.00                                        |
| <i>Total revenue</i> |                                            | 833,718.71                                     | 767,976.71                                    |
| <b>Less expenses</b> |                                            |                                                |                                               |
| 150200               | Admin--Accounting                          | 900.00                                         | 450.00                                        |
| 153800               | Admin--Agent Disbursements                 | 13,771.85                                      | 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            | 1,205.00                                       | 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        | 2,214.58                                       | 8,669.78                                      |
| 154100               | Admin--Management Fees--Additional Charges | 768.18                                         | 0.00                                          |
| 154000               | Admin--Management Fees--Standard           | 26,663.37                                      | 25,380.38                                     |
| 156000               | Admin--Status Certificate Fees Paid        | 981.00                                         | 1,308.00                                      |
| 156500               | Admin--Strata Hub Fees Paid                | 654.00                                         | 0.00                                          |
| 156400               | Admin--Strata Inspection Fees Paid         | 248.00                                         | 248.00                                        |
| 159100               | Insurance--Premiums                        | 149,529.07                                     | 99,132.62                                     |
| 159200               | Insurance--Valuation                       | 0.00                                           | 3,895.45                                      |
| 161300               | Maint Bldg--Building Management            | 343,507.47                                     | 339,741.00                                    |
| 161350               | Maint Bldg--Building Management Expenses   | 13,768.42                                      | 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**

|        |                                                   | <b>Current period</b> | <b>Previous year</b>  |
|--------|---------------------------------------------------|-----------------------|-----------------------|
|        |                                                   | 01/09/2022-31/08/2023 | 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                       | 6,422.18              | 10,244.81             |
| 164800 | Maint Bldg--Electrical                            | 8,493.90              | 2,825.15              |
| 165600 | Maint Bldg--Exhaust/Ventilation Systems           | 0.00                  | 983.00                |
| 165800 | Maint Bldg--Fire Protection                       | 17,937.64             | 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                          | 2,226.00              | 844.04                |
| 167000 | Maint Bldg--Garbage Compactor                     | 200.00                | 0.00                  |
| 167200 | Maint Bldg--General Repairs                       | 5,657.27              | 4,755.46              |
| 168000 | Maint Bldg--Gym Equipment                         | 1,670.00              | 1,505.00              |
| 168800 | Maint Bldg--Hot Water Service                     | 5,293.18              | 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                              | 6,869.23              | 4,003.00              |
| 170000 | Maint Bldg--Letter Boxes                          | 155.00                | 0.00                  |
| 170200 | Maint Bldg--Lift                                  | 25,655.57             | 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                   | 21,574.78             | 11,299.00             |
| 172400 | Maint Bldg--Pumps & Water Equipment               | 320.00                | 360.00                |
| 172800 | Maint Bldg--Roof & Gutters                        | 4,068.18              | 12,225.00             |
| 173000 | Maint Bldg--Security Alarm / Access Control Equip | 360.00                | 0.00                  |
| 173800 | Maint Bldg--Signs & Notice Boards                 | 0.00                  | 200.00                |
| 174600 | Maint Bldg--Telephone Lines                       | 610.79                | 583.05                |
| 175000 | Maint Bldg--TV Antenna & Cables                   | 200.00                | 0.00                  |
| 175600 | Maint Bldg--Walls                                 | 8,388.17              | 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                 | 995.34                | 473.77                |
| 178400 | Maint Grounds--Lawns & Gardening                  | 1,150.31              | 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              |
| 179203 | Maint Grounds--Pool Consumables                   | 388.53                | 0.00                  |
| 179205 | Maint Grounds--Pool Repairs                       | 0.00                  | 736.36                |
| 179206 | Maint Grounds--Pool Sauna/Equipment               | 1,000.00              | 0.00                  |
| 179600 | Maint Grounds--Tennis Court                       | 318.18                | 679.09                |
| 180000 | Maint Grounds--Tree Lopping/Removal               | 2,572.72              | 3,536.36              |

**Administrative Fund**

|                        |                                           | <b>Current period</b> | <b>Previous year</b>  |
|------------------------|-------------------------------------------|-----------------------|-----------------------|
|                        |                                           | 01/09/2022-31/08/2023 | 01/09/2021-31/08/2022 |
| 181000                 | Prior Period GST Expense Adjustment-Admin | (306.21)              | 0.00                  |
| 181100                 | Reimbursements - Gas Usage                | 636.80                | 747.24                |
| 181101                 | Reimbursements - Water Usage              | 4,520.54              | 5,014.28              |
| 190200                 | Utility--Electricity                      | 49,171.97             | 57,939.98             |
| 190400                 | Utility--Gas                              | 27,768.79             | 25,668.18             |
| 191200                 | Utility--Water & Sewerage                 | 100,993.06            | 95,367.60             |
| <i>Total expenses</i>  |                                           | 898,866.80            | 802,734.45            |
| <b>Surplus/Deficit</b> |                                           | (65,148.09)           | (34,757.74)           |
| Opening balance        |                                           | 75,800.95             | 110,558.69            |
| <b>Closing balance</b> |                                           | <b>\$10,652.86</b>    | <b>\$75,800.95</b>    |

**Capital Works Fund****Current period**

01/09/2022-31/08/2023

**Previous year**

01/09/2021-31/08/2022

**Revenue**

|                      |                                        |                   |                   |
|----------------------|----------------------------------------|-------------------|-------------------|
| 242500               | Interest on Arrears--Capital Works     | 411.86            | 661.65            |
| 242600               | Interest on Investments--Capital Works | 18,063.24         | 3,096.84          |
| 243000               | Levies Due--Capital Works              | 330,016.08        | 357,515.92        |
| <i>Total revenue</i> |                                        | <u>348,491.18</u> | <u>361,274.41</u> |

**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                | 5,575.00          | 2,120.00          |
| 264800                | Maint Bldg--Electrical                            | 7,837.49          | 0.00              |
| 265450                | Maint Bldg--Exhaust/Ventilation Replacement       | 5,008.64          | 7,554.55          |
| 265800                | Maint Bldg--Fire Protection                       | 43,711.00         | 30,403.25         |
| 265900                | Maint Bldg--Floor Tiling Replacement              | 260.00            | 0.00              |
| 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     | 6,102.41          | 320.00            |
| 271600                | Maint Bldg--Painting & Surface Finishes           | 710.00            | 1,305.00          |
| 271800                | Maint Bldg--Painting Materials                    | 1,117.27          | 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              | 1,950.00          | 13,276.36         |
| 272950                | Maint Bldg--Security Installation/Replacement     | 420.00            | 0.00              |
| 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              | 4,443.64          | 1,400.00          |
| 276800                | Maint Grounds--Fencing                            | 970.00            | 0.00              |
| 277800                | Maint Grounds--Irrigation Systems                 | 2,873.87          | 1,551.83          |
| 279200                | Maint Grounds--Pool Renovation                    | 23,993.18         | 8,527.27          |
| 281000                | Prior Period GST Expense Adjustment-Capital Works | 761.30            | 0.00              |
| <i>Total expenses</i> |                                                   | <u>147,884.27</u> | <u>106,670.43</u> |

**Surplus/Deficit**

|                        |  |                              |                              |
|------------------------|--|------------------------------|------------------------------|
|                        |  | <u>200,606.91</u>            | <u>254,603.98</u>            |
| Opening balance        |  | 1,289,098.16                 | 1,034,494.18                 |
| <b>Closing balance</b> |  | <u><u>\$1,489,705.07</u></u> | <u><u>\$1,289,098.16</u></u> |