

Income & Expenditure Report for the financial year-to-date 01/09/2022 to 31/05/2023

Strata Plan 52948

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

Administrative Fund

	Current period 01/09/2022-31/05/2023	Previous year 01/09/2021-31/08/2022
Revenue		
Gas - Additional Service	2,945.40	2,945.40
Insurance Claims	0.00	19,758.14
Interest on Arrears--Admin	710.30	1,272.24
Key Deposits	862.00	362.00
Levies Due--Admin	602,596.48	737,506.48
Miscellaneous Income--Admin	13,636.35	4,545.45
Status Certificate Fees	872.00	1,308.00
Strata Roll Inspection Fees	186.00	279.00
<i>Total revenue</i>	621,808.53	767,976.71
Less expenses		
Admin--Accounting	900.00	450.00
Admin--Agent Disbursements	10,297.31	13,092.24
Admin--Agent Disburst--Other	100.00	0.00
Admin--Agent Disburst--Stationery	0.00	34.91
Admin--Auditors--Audit Services	1,100.00	1,100.00
Admin--Auditors--Taxation Services	475.00	555.00
Admin--Key Deposit Refunds	200.00	0.00
Admin--Legal & Debt Collection Fees	1,784.58	8,669.78
Admin--Management Fees--Additional Charges	629.09	0.00
Admin--Management Fees--Standard	19,937.91	25,380.38
Admin--Status Certificate Fees Paid	654.00	1,308.00
Admin--Strata Hub Fees Paid	654.00	0.00
Admin--Strata Inspection Fees Paid	155.00	248.00
Insurance--Premiums	149,529.07	99,132.62
Insurance--Valuation	0.00	3,895.45
Maint Bldg--Building Management	256,873.53	339,741.00
Maint Bldg--Building Management Expenses	11,695.10	9,967.05
Maint Bldg--Carpet	600.00	0.00
Maint Bldg--Carspace Line Marking	730.00	0.00
Maint Bldg--Ceiling	593.64	1,447.00
Maint Bldg--Cleaning	600.00	220.00
Maint Bldg--Cleaning & Lawns	100.00	0.00
Maint Bldg--Cleaning--Carpet/Furniture	2,400.00	1,600.00

Administrative Fund

	Current period	Previous year
	01/09/2022-31/05/2023	01/09/2021-31/08/2022
Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00
Maint Bldg--Consultants	3,750.00	0.00
Maint Bldg--Doors & Windows	5,127.18	10,244.81
Maint Bldg--Electrical	2,358.50	2,825.15
Maint Bldg--Exhaust/Ventilation Systems	0.00	983.00
Maint Bldg--Fire Protection	11,689.14	10,720.82
Maint Bldg--Floors	0.00	370.00
Maint Bldg--Garage Door--Remote controls	638.60	0.00
Maint Bldg--Garage Doors	1,399.00	844.04
Maint Bldg--Garbage Compactor	200.00	0.00
Maint Bldg--General Repairs	1,980.91	4,755.46
Maint Bldg--Gym Equipment	1,290.00	1,505.00
Maint Bldg--Hot Water Service	3,075.00	0.00
Maint Bldg--Hygiene Services	675.12	675.12
Maint Bldg--Insurance Repairs &/or Excess	15,200.15	6,119.45
Maint Bldg--Intercom	6,489.23	4,003.00
Maint Bldg--Lift	19,857.18	24,567.36
Maint Bldg--Lift--Registration Fees	81.00	0.00
Maint Bldg--Locks, Keys & Card Keys	1,538.72	353.91
Maint Bldg--Pest/Vermin Control	1,500.00	1,650.00
Maint Bldg--Plumbing & Drainage	13,780.55	11,299.00
Maint Bldg--Pumps & Water Equipment	185.00	360.00
Maint Bldg--Roof & Gutters	4,068.18	12,225.00
Maint Bldg--Signs & Notice Boards	0.00	200.00
Maint Bldg--Telephone Lines	441.16	583.05
Maint Bldg--Walls	5,939.09	0.00
Maint Bldg--Walls & Ceilings	1,340.00	3,714.54
Maint Grounds--Driveway & Paths	254.55	1,195.00
Maint Grounds--Fencing--Boundary	477.27	436.36
Maint Grounds--Irrigation Systems	695.34	473.77
Maint Grounds--Lawns & Gardening	0.00	690.00
Maint Grounds--Paving	1,070.91	1,360.00
Maint Grounds--Pool	818.39	0.00
Maint Grounds--Pool Cleaning	2,324.14	4,050.09
Maint Grounds--Pool Repairs	0.00	736.36
Maint Grounds--Tennis Court	318.18	679.09
Maint Grounds--Tree Lopping/Removal	1,572.72	3,536.36
Prior Period GST Expense Adjustment-Admin	(306.21)	0.00
Reimbursements - Gas Usage	456.85	747.24
Reimbursements - Water Usage	3,658.04	5,014.28
Utility--Electricity	40,381.30	57,939.98
Utility--Gas	21,016.61	25,668.18
Utility--Water & Sewerage	78,895.00	95,367.60

Administrative Fund

	Current period 01/09/2022-31/05/2023	Previous year 01/09/2021-31/08/2022
<i>Total expenses</i>	716,245.03	802,734.45
Surplus/Deficit	(94,436.50)	(34,757.74)
Opening balance	75,800.95	110,558.69
Closing balance	-\$18,635.55	\$75,800.95

Capital Works Fund**Current period**

01/09/2022-31/05/2023

Previous year

01/09/2021-31/08/2022

Revenue

Interest on Arrears--Capital Works	307.92	661.65
Interest on Investments--Capital Works	12,023.17	3,096.84
Levies Due--Capital Works	248,762.06	357,515.92
<i>Total revenue</i>	<u>261,093.15</u>	<u>361,274.41</u>

Less expenses

Admin--Capital Works Fund Assessment	0.00	3,170.00
Admin--Income Tax--Capital Works	238.30	(1,224.20)
Maint Bldg--Consultants	15,400.00	3,200.00
Maint Bldg--Doors, Locks & Windows	5,180.00	2,120.00
Maint Bldg--Electrical	1,313.36	0.00
Maint Bldg--Exhaust/Ventilation Replacement	3,665.00	7,554.55
Maint Bldg--Fire Protection	39,871.00	30,403.25
Maint Bldg--Garage Doors	1,355.00	2,900.00
Maint Bldg--Gym Equipment	0.00	3,903.64
Maint Bldg--Hot Water System Replacement	2,654.00	7,516.00
Maint Bldg--Intercom Installation/Replacement	5,582.41	320.00
Maint Bldg--Painting & Surface Finishes	220.00	1,305.00
Maint Bldg--Painting Materials	607.27	0.00
Maint Bldg--Plumbing & Drainage	10,030.00	16,744.00
Maint Bldg--Pump Replacement	5,372.00	1,430.00
Maint Bldg--Roof, Gutter & Downpipes	0.00	13,276.36
Maint Bldg--Shower Tray Replacements	2,000.00	1,900.00
Maint Bldg--TV Antenna & Cables	809.09	672.73
Maint Bldg--Walls, Floors & Ceilings	1,181.82	1,400.00
Maint Grounds--Fencing	970.00	0.00
Maint Grounds--Irrigation Systems	2,611.64	1,551.83
Maint Grounds--Pool Renovation	0.00	8,527.27
Prior Period GST Expense Adjustment-Capital Works	761.30	0.00
<i>Total expenses</i>	<u>99,822.19</u>	<u>106,670.43</u>

Surplus/Deficit

	<u>161,270.96</u>	<u>254,603.98</u>
Opening balance	1,289,098.16	1,034,494.18
Closing balance	<u>\$1,450,369.12</u>	<u>\$1,289,098.16</u>