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SP52948 Balance Status on 19th of January 2021, Admin Fund negative balance of \$10,145.09



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Balance Sheet
As at 19/01/2021

Strata Plan 52948

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

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(241,933.78)	(218,851.90)
Owners Equity--Admin	231,788.69	300,506.22
	<hr/>	<hr/>
	(10,145.09)	81,654.32
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	82,455.49	(379,522.41)
Owners Equity--Capital Works	699,824.06	848,932.54
	<hr/>	<hr/>
	782,279.55	469,410.13
Net owners' funds	<hr/>	<hr/>
	\$772,134.46	\$551,064.45

SP52948 Balance Status on 29th of January 2021, Admin Fund negative balance of \$18,859.76



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Balance Sheet
As at 29/01/2021

Strata Plan 52948

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

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(250,648.45)	(218,851.90)
Owners Equity--Admin	231,788.69	300,506.22
	<u>(18,859.76)</u>	<u>81,654.32</u>
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	82,455.94	(379,522.41)
Owners Equity--Capital Works	699,824.06	848,932.54
	<u>782,280.00</u>	<u>469,410.13</u>
Net owners' funds	<u>\$763,420.24</u>	<u>\$551,064.45</u>

SP52948 Balance Status on 25th of April 2021, Admin Fund negative balance of \$24,560.03



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Balance Sheet
As at 25/04/2021

Strata Plan 52948

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

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(256,348.72)	(214,798.29)
Owners Equity--Admin	231,788.69	300,506.22
	<hr/>	<hr/>
	(24,560.03)	85,707.93
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	168,492.34	(301,698.46)
Owners Equity--Capital Works	699,824.06	848,932.54
	<hr/>	<hr/>
	868,316.40	547,234.08
Net owners' funds	<hr/> \$843,756.37 <hr/>	<hr/> \$632,942.01 <hr/>

SP52948 Extract from Minutes of committee meeting dated 29th of April 2021 – first time deficit in Admin Fund briefly mentioned

MINUTES OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

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

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 29/04/2021 by Zoom video/audio conference. The meeting commenced at 06:00 PM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
21	21	Yes	Thomas Karolewski
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
133	133	Yes	Andrew Ip
142	142	Yes	Genelle Godbee
170	170	Apology	Kathryn Cutler
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore

IN ATTENDANCE:

Upali Arawela (62)
Mo Levitt (147)
Maureen McDonald (151)
Daniel Wesolowski (161)
Heath Crosbie - Waratah Strata Management
Robert Crosbie - Waratah Strata Management

CHAIRPERSON (acting):

Robert Crosbie

Minutes of the meeting:

1 MINUTES

Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.

2 FINANCIAL REPORT

Resolved that the financial reports for the current financial year were tabled and discussed. It was noted that the current deficit in the Administrative Fund is only temporary and will be cleared when the levies due on 1/5/21 are received.

SP52948 Balance Status on 31st of July 2021, Admin Fund negative balance of \$22,323.34



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Balance Sheet
As at 31/07/2021

Strata Plan 52948

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

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(254,112.03)	(203,598.84)
Owners Equity--Admin	231,788.69	300,506.22
	(22,323.34)	96,907.38
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	239,418.54	(225,770.85)
Owners Equity--Capital Works	699,824.06	848,932.54
	939,242.60	623,161.69
Net owners' funds	\$916,919.26	\$720,069.07

SP52948 Extract from minutes EC meeting on 23 September 2021- shortage of \$1,515,541.00 in Capital Works Fund against the forecast in April 2017 that was allegedly approved without general meeting

2 FINANCIAL REPORT

That the financial reports for the current financial year were tabled and discussed.

It was noted that the Capital Works Forecast Report prepared in 2017 suggests that the current balance of the Capital Works Fund should be \$2,550,035 and that the actual balance of the Capital Works Fund is \$1,034,494. It was resolved that an updated Capital Works Forecast report be obtained as soon as possible. If the report is received prior to the AGM agenda being issued, the proposed Capital Works levy in the budget will be adjusted in accordance with the report. If the report is not received prior to the AGM agenda being issued, then the budget will be issued as tabled and the recommendation discussed at the AGM.

Resolved that subject to the above comment the proposed budget tabled at the meeting is to be presented at the 2021 AGM.