

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kept false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for 30 November 2023 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds



Waratah Strata Management  
 ABN 75 163 033 745  
 PO Box 125, Eastwood, NSW 2122  
 Ph (02) 9114 9599  
 Fax (02) 9114 9598  
 www.waratahstrata.com.au

**Income & Expenditure Report  
 for the financial year-to-date  
 01/09/2023 to 30/11/2023**

Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

		<b>Administrative Fund</b>	
		<b>Current period</b>	<b>Previous year</b>
		01/09/2023-30/11/2023	01/09/2022-31/08/2023
<b>Revenue</b>			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	242.54	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	218.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
<b>Total revenue</b>		<b>208,055.70</b>	<b>833,718.71</b>
<b>Less expenses</b>			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	3,532.45	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	0.00	1,205.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
153000	Admin--Key Deposit Refunds	0.00	200.00
153200	Admin--Legal & Debt Collection Fees	681.93	2,214.58
154100	Admin--Management Fees--Additional Charges	30.00	768.18
154000	Admin--Management Fees--Standard	6,837.55	26,663.37
156000	Admin--Status Certificate Fees Paid	218.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	93.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	<b>61,630.31</b>	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	747.00	6,422.18



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**Income & Expenditure Report  
 for the financial year-to-date  
 01/09/2023 to 30/11/2023**

Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

		<b>Administrative Fund</b>	
		<b>Current period</b>	<b>Previous year</b>
		01/09/2023-30/11/2023	01/09/2022-31/08/2023
<b>Revenue</b>			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	242.54	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	218.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
<b>Total revenue</b>		<b>208,055.70</b>	<b>833,718.71</b>
<b>Less expenses</b>			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	3,532.45	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	0.00	1,205.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
153000	Admin--Key Deposit Refunds	0.00	200.00
153200	Admin--Legal & Debt Collection Fees	681.93	2,214.58
154100	Admin--Management Fees--Additional Charges	30.00	768.18
154000	Admin--Management Fees--Standard	6,837.55	26,663.37
156000	Admin--Status Certificate Fees Paid	218.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	93.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	<b>90,508.29</b>	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	747.00	6,422.18

## Administrative Fund

	Current period	Previous year	
	01/09/2023-30/11/2023	01/09/2022-31/08/2023	
164800	Maint Bldg--Electrical	5,195.00	8,493.90
165600	Maint Bldg--Exhaust/Ventilation Systems	670.00	0.00
165800	Maint Bldg--Fire Protection	3,732.50	17,937.64
166400	Maint Bldg--Garage Door--Remote controls	0.00	638.60
166600	Maint Bldg--Garage Doors	903.00	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	919.55	5,657.27
168000	Maint Bldg--Gym Equipment	380.00	1,670.00
168800	Maint Bldg--Hot Water Service	0.00	5,293.18
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	0.00	15,200.15
169600	Maint Bldg--Intercom	1,220.00	6,869.23
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	6,526.39	25,655.57
170203	Maint Bldg--Lift--Registration Fees	0.00	81.00
170600	Maint Bldg--Locks, Keys & Card Keys	4,475.00	1,848.72
172000	Maint Bldg--Pest/Vermin Control	200.00	1,500.00
172200	Maint Bldg--Plumbing & Drainage	8,175.70	21,574.78
172400	Maint Bldg--Pumps & Water Equipment	0.00	320.00
172800	Maint Bldg--Roof & Gutters	0.00	4,068.18
173000	Maint Bldg--Security Alarm / Access Control Equip	0.00	360.00
174600	Maint Bldg--Telephone Lines	155.99	610.79
175000	Maint Bldg--TV Antenna & Cables	0.00	200.00
175600	Maint Bldg--Walls	1,130.91	8,388.17
175800	Maint Bldg--Walls & Ceilings	0.00	1,340.00
176400	Maint Grounds--Driveway & Paths	0.00	254.55
176800	Maint Grounds--Fencing--Boundary	0.00	477.27
177800	Maint Grounds--Irrigation Systems	0.00	995.34
178400	Maint Grounds--Lawns & Gardening	997.45	1,150.31
178800	Maint Grounds--Paving	0.00	1,070.91
179200	Maint Grounds--Pool	0.00	1,168.39
179202	Maint Grounds--Pool Cleaning	0.00	2,660.59
179203	Maint Grounds--Pool Consumables	891.79	388.53
179206	Maint Grounds--Pool Sauna/Equipment	0.00	1,000.00
179600	Maint Grounds--Tennis Court	0.00	318.18
180000	Maint Grounds--Tree Lopping/Removal	772.73	2,572.72
181000	Prior Period GST Expense Adjustment-Admin	0.00	(306.21)
181100	Reimbursements - Gas Usage	98.28	636.80
181101	Reimbursements - Water Usage	659.74	4,520.54
190200	Utility--Electricity	25,474.38	53,704.10
190400	Utility--Gas	0.00	27,768.79
191200	Utility--Water & Sewerage	28,082.24	100,993.06

## Administrative Fund

	Current period	Previous year	
	01/09/2023-30/11/2023	01/09/2022-31/08/2023	
164800	Maint Bldg--Electrical	5,195.00	8,493.90
165600	Maint Bldg--Exhaust/Ventilation Systems	670.00	0.00
165800	Maint Bldg--Fire Protection	3,732.50	17,937.64
166400	Maint Bldg--Garage Door--Remote controls	0.00	638.60
166600	Maint Bldg--Garage Doors	903.00	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	919.55	5,657.27
168000	Maint Bldg--Gym Equipment	380.00	1,670.00
168800	Maint Bldg--Hot Water Service	0.00	5,293.18
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	0.00	15,200.15
169600	Maint Bldg--Intercom	1,220.00	6,869.23
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	6,526.39	25,655.57
170203	Maint Bldg--Lift--Registration Fees	0.00	81.00
170600	Maint Bldg--Locks, Keys & Card Keys	4,475.00	1,848.72
172000	Maint Bldg--Pest/Vermin Control	200.00	1,500.00
172200	Maint Bldg--Plumbing & Drainage	8,175.70	21,574.78
172400	Maint Bldg--Pumps & Water Equipment	0.00	320.00
172800	Maint Bldg--Roof & Gutters	0.00	4,068.18
173000	Maint Bldg--Security Alarm / Access Control Equip	0.00	360.00
174600	Maint Bldg--Telephone Lines	155.99	610.79
175000	Maint Bldg--TV Antenna & Cables	0.00	200.00
175600	Maint Bldg--Walls	1,130.91	8,388.17
175800	Maint Bldg--Walls & Ceilings	0.00	1,340.00
176400	Maint Grounds--Driveway & Paths	0.00	254.55
176800	Maint Grounds--Fencing--Boundary	0.00	477.27
177800	Maint Grounds--Irrigation Systems	0.00	995.34
178400	Maint Grounds--Lawns & Gardening	997.45	1,150.31
178800	Maint Grounds--Paving	0.00	1,070.91
179200	Maint Grounds--Pool	0.00	1,168.39
179202	Maint Grounds--Pool Cleaning	0.00	2,660.59
179203	Maint Grounds--Pool Consumables	891.79	388.53
179206	Maint Grounds--Pool Sauna/Equipment	0.00	1,000.00
179600	Maint Grounds--Tennis Court	0.00	318.18
180000	Maint Grounds--Tree Lopping/Removal	772.73	2,572.72
181000	Prior Period GST Expense Adjustment-Admin	0.00	(306.21)
181100	Reimbursements - Gas Usage	98.28	636.80
181101	Reimbursements - Water Usage	659.74	4,520.54
190200	Utility--Electricity	25,474.38	53,704.10
190400	Utility--Gas	0.00	27,768.79
191200	Utility--Water & Sewerage	28,082.24	100,993.06

**Administrative Fund**

	<b>Current period</b> 01/09/2023-30/11/2023	<b>Previous year</b> 01/09/2022-31/08/2023
<i>Total expenses</i>	<u>347,123.95</u>	<u>903,398.93</u>
<b>Surplus/Deficit</b>	<u>(139,068.25)</u>	<u>(69,680.22)</u>
Opening balance	6,120.73	75,800.95
<b>Closing balance</b>	<u><b>-\$132,947.52</b></u>	<u><b>\$6,120.73</b></u>

**Administrative Fund**

	<b>Current period</b> 01/09/2023-30/11/2023	<b>Previous year</b> 01/09/2022-31/08/2023
<i>Total expenses</i>	<u>376,001.93</u>	<u>903,398.93</u>
<b>Surplus/Deficit</b>	<u>(167,946.23)</u>	<u>(69,680.22)</u>
Opening balance	6,120.73	75,800.95
<b>Closing balance</b>	<u><b>-\$161,825.50</b></u>	<u><b>\$6,120.73</b></u>

		Capital Works Fund	
		Current period 01/09/2023-30/11/2023	Previous year 01/09/2022-31/08/2023
<b>Revenue</b>			
242500	Interest on Arrears--Capital Works	94.91	411.86
242600	Interest on Investments--Capital Works	7,030.82	18,063.24
243000	Levies Due--Capital Works	81,254.02	330,016.08
	<i>Total revenue</i>	<u>88,379.75</u>	<u>348,491.18</u>
<b>Less expenses</b>			
252800	Admin--Income Tax--Capital Works	0.00	375.30
261300	Maint Bldg--Building Improvement	28,877.98	0.00
264200	Maint Bldg--Consultants	0.00	15,400.00
264600	Maint Bldg--Doors, Locks & Windows	545.00	5,575.00
264800	Maint Bldg--Electrical	0.00	3,305.36
265450	Maint Bldg--Exhaust/Ventilation Replacement	0.00	5,008.64
265800	Maint Bldg--Fire Protection	0.00	43,711.00
265900	Maint Bldg--Floor Tiling Replacement	0.00	260.00
266600	Maint Bldg--Garage Doors	0.00	1,355.00
267450	Maint Bldg--Hot Water System Replacement	0.00	6,946.08
267475	Maint Bldg--Intercom Installation/Replacement	0.00	6,102.41
271600	Maint Bldg--Painting & Surface Finishes	1,259.09	710.00
271800	Maint Bldg--Painting Materials	0.00	1,117.27
272200	Maint Bldg--Plumbing & Drainage	0.00	10,030.00
272250	Maint Bldg--Pump Replacement	0.00	5,372.00
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	1,950.00
272950	Maint Bldg--Security Installation/Replacement	0.00	420.00
273700	Maint Bldg--Shower Tray Replacements	0.00	2,000.00
275000	Maint Bldg--TV Antenna & Cables	0.00	809.09
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	4,443.64
276800	Maint Grounds--Fencing	0.00	970.00
277800	Maint Grounds--Irrigation Systems	0.00	2,873.87
279200	Maint Grounds--Pool Renovation	25,527.73	23,993.18
281000	Prior Period GST Expense Adjustment-Capital Works	0.00	761.30
	<i>Total expenses</i>	<u>56,209.80</u>	<u>143,489.14</u>
<b>Surplus/Deficit</b>		<u>32,169.95</u>	<u>205,002.04</u>
	Opening balance	1,494,100.20	1,289,098.16
<b>Closing balance</b>		<u><u>\$1,526,270.15</u></u>	<u><u>\$1,494,100.20</u></u>

		Capital Works Fund	
		Current period 01/09/2023-30/11/2023	Previous year 01/09/2022-31/08/2023
<b>Revenue</b>			
242500	Interest on Arrears--Capital Works	94.91	411.86
242600	Interest on Investments--Capital Works	7,030.82	18,063.24
243000	Levies Due--Capital Works	81,254.02	330,016.08
	<i>Total revenue</i>	<u>88,379.75</u>	<u>348,491.18</u>
<b>Less expenses</b>			
252800	Admin--Income Tax--Capital Works	0.00	375.30
264200	Maint Bldg--Consultants	0.00	15,400.00
264600	Maint Bldg--Doors, Locks & Windows	545.00	5,575.00
264800	Maint Bldg--Electrical	0.00	3,305.36
265450	Maint Bldg--Exhaust/Ventilation Replacement	0.00	5,008.64
265800	Maint Bldg--Fire Protection	0.00	43,711.00
265900	Maint Bldg--Floor Tiling Replacement	0.00	260.00
266600	Maint Bldg--Garage Doors	0.00	1,355.00
267450	Maint Bldg--Hot Water System Replacement	0.00	6,946.08
267475	Maint Bldg--Intercom Installation/Replacement	0.00	6,102.41
271600	Maint Bldg--Painting & Surface Finishes	1,259.09	710.00
271800	Maint Bldg--Painting Materials	0.00	1,117.27
272200	Maint Bldg--Plumbing & Drainage	0.00	10,030.00
272250	Maint Bldg--Pump Replacement	0.00	5,372.00
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	1,950.00
272950	Maint Bldg--Security Installation/Replacement	0.00	420.00
273700	Maint Bldg--Shower Tray Replacements	0.00	2,000.00
275000	Maint Bldg--TV Antenna & Cables	0.00	809.09
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	4,443.64
276800	Maint Grounds--Fencing	0.00	970.00
277800	Maint Grounds--Irrigation Systems	0.00	2,873.87
279200	Maint Grounds--Pool Renovation	25,527.73	23,993.18
281000	Prior Period GST Expense Adjustment-Capital Works	0.00	761.30
	<i>Total expenses</i>	<u>27,331.82</u>	<u>143,489.14</u>
<b>Surplus/Deficit</b>		<u>61,047.93</u>	<u>205,002.04</u>
	Opening balance	1,494,100.20	1,289,098.16
<b>Closing balance</b>		<u><u>\$1,555,148.13</u></u>	<u><u>\$1,494,100.20</u></u>