

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 31 December 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 77 161 031 745
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 www.waratahstrata.com.au

**Income & Expenditure Report
 for the financial year-to-date
 01/09/2023 to 31/12/2023**

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

		Administrative Fund	
		Current period	Previous year
		01/09/2023-31/12/2023	01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	441.41	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	436.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
Total revenue		208,472.57	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	4,748.54	13,771.85
153802	Admin--Agent Disburse--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	105.00	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	261.93	2,214.58
154100	Admin--Management Fees--Additional Charges	40.00	768.18
154000	Admin--Management Fees--Standard	9,191.46	26,663.37
156000	Admin--Status Certificate Fees Paid	327.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	91,148.16	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	1,322.00	6,422.18



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**Income & Expenditure Report
 for the financial year-to-date
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Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

		Administrative Fund	
		Current period	Previous year
		01/09/2023-31/12/2023	01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	441.41	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	436.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
Total revenue		208,472.57	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	4,748.54	13,771.85
153802	Admin--Agent Disburse--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	105.00	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	261.93	2,214.58
154100	Admin--Management Fees--Additional Charges	40.00	768.18
154000	Admin--Management Fees--Standard	9,191.46	26,663.37
156000	Admin--Status Certificate Fees Paid	327.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	120,026.14	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	1,322.00	6,422.18

Administrative Fund

		Current period	Previous year
		01/09/2023-31/12/2023	01/09/2022-31/08/2023
164800	Maint Bldg--Electrical	6,492.28	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	1,068.00	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	2,024.09	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	1,980.00	6,869.23
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	10,126.39	25,655.57
170203	Maint Bldg--Lift--Registration Fees	0.00	81.00
170600	Maint Bldg--Locks, Keys & Card Keys	5,113.60	1,848.72
172000	Maint Bldg--Pest/Vermin Control	200.00	1,500.00
172200	Maint Bldg--Plumbing & Drainage	8,560.70	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	217.08	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	280.00	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	240.00	1,070.91
179200	Maint Grounds--Pool	300.00	1,168.39
179202	Maint Grounds--Pool Cleaning	0.00	2,660.59
179203	Maint Grounds--Pool Consumables	2,437.24	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	1,272.73	2,572.72
181000	Prior Period GST Expense Adjustment-Admin	0.00	(306.21)
181100	Reimbursements - Gas Usage	237.09	636.80
181101	Reimbursements - Water Usage	1,867.93	4,520.54
190200	Utility--Electricity	30,071.17	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
		01/09/2023-31/12/2023	01/09/2022-31/08/2023
164800	Maint Bldg--Electrical	6,492.28	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	1,068.00	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	2,024.09	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	1,980.00	6,869.23
170000	Maint Bldg--Letter Boxes	0.00	155.00
170200	Maint Bldg--Lift	10,126.39	25,655.57
170203	Maint Bldg--Lift--Registration Fees	0.00	81.00
170600	Maint Bldg--Locks, Keys & Card Keys	5,113.60	1,848.72
172000	Maint Bldg--Pest/Vermin Control	200.00	1,500.00
172200	Maint Bldg--Plumbing & Drainage	8,560.70	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	217.08	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	280.00	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	240.00	1,070.91
179200	Maint Grounds--Pool	300.00	1,168.39
179202	Maint Grounds--Pool Cleaning	0.00	2,660.59
179203	Maint Grounds--Pool Consumables	2,437.24	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	1,272.73	2,572.72
181000	Prior Period GST Expense Adjustment-Admin	0.00	(306.21)
181100	Reimbursements - Gas Usage	237.09	636.80
181101	Reimbursements - Water Usage	1,867.93	4,520.54
190200	Utility--Electricity	30,071.17	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 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Total expenses	397,442.55	903,398.93
Surplus/Deficit	(188,969.98)	(69,680.22)
Opening balance	6,120.73	75,800.95
Closing balance	<u>-182,849.25</u>	<u>\$6,120.73</u>

Administrative Fund		
	Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Total expenses	426,320.53	903,398.93
Surplus/Deficit	(217,847.96)	(69,680.22)
Opening balance	6,120.73	75,800.95
Closing balance	<u>-211,727.23</u>	<u>\$6,120.73</u>

Capital Works Fund

	Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Revenue		
242500 Interest on Arrears--Capital Works	172.77	411.86
242600 Interest on Investments--Capital Works	10,760.52	18,063.24
243000 Levies Due--Capital Works	81,254.02	330,016.08
Total revenue	92,187.31	348,491.18
Less expenses		
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	1,087.27	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
Total expenses	57,297.07	143,489.14
Surplus/Deficit	34,890.24	205,002.04
Opening balance	1,494,100.20	1,289,098.16
Closing balance	\$1,528,990.44	\$1,494,100.20

Capital Works Fund

	Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Revenue		
242500 Interest on Arrears--Capital Works	172.77	411.86
242600 Interest on Investments--Capital Works	10,760.52	18,063.24
243000 Levies Due--Capital Works	81,254.02	330,016.08
Total revenue	92,187.31	348,491.18
Less expenses		
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	1,087.27	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
Total expenses	28,419.09	143,489.14
Surplus/Deficit	63,768.22	205,002.04
Opening balance	1,494,100.20	1,289,098.16
Closing balance	\$1,557,868.42	\$1,494,100.20