

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 January 2024 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  
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**Income & Expenditure Report  
 for the financial year-to-date  
 01/09/2023 to 31/01/2024**

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>
		01/09/2023-31/01/2024	01/09/2022-31/08/2023
<b>Revenue</b>			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	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	124.00	217.00
<b>Total revenue</b>		<b>208,643.48</b>	<b>833,718.71</b>
<b>Less expenses</b>			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburse--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	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	120,899.69	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	1,792.00	6,422.18



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**Income & Expenditure Report  
 for the financial year-to-date  
 01/09/2023 to 31/01/2024**

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>
		01/09/2023-31/01/2024	01/09/2022-31/08/2023
<b>Revenue</b>			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	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	124.00	217.00
<b>Total revenue</b>		<b>208,643.48</b>	<b>833,718.71</b>
<b>Less expenses</b>			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburse--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	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	149,777.67	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	1,792.00	6,422.18

**Administrative Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023	
164800	Maint Bldg--Electrical	7,262.08	8,493.90
165600	Maint Bldg--Exhaust/Ventilation Systems	670.00	0.00
165800	Maint Bldg--Fire Protection	20,034.50	17,937.64
166400	Maint Bldg--Garage Door--Remote controls	0.00	638.60
166600	Maint Bldg--Garage Doors	1,670.81	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	6,091.09	5,657.27
168000	Maint Bldg--Gym Equipment	760.00	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	9,210.70	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	264.53	610.79
175000	Maint Bldg--TV Antenna & Cables	0.00	200.00
175600	Maint Bldg--Walls	1,250.91	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	832.00	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	312.69	636.80
181101	Reimbursements - Water Usage	1,961.38	4,520.54
190200	Utility--Electricity	34,696.23	53,704.10
190400	Utility--Gas	4,436.02	27,768.79
191200	Utility--Water & Sewerage	56,803.43	100,993.06

**Administrative Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023	
164800	Maint Bldg--Electrical	7,262.08	8,493.90
165600	Maint Bldg--Exhaust/Ventilation Systems	670.00	0.00
165800	Maint Bldg--Fire Protection	20,034.50	17,937.64
166400	Maint Bldg--Garage Door--Remote controls	0.00	638.60
166600	Maint Bldg--Garage Doors	1,670.81	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	6,091.09	5,657.27
168000	Maint Bldg--Gym Equipment	760.00	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	9,210.70	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	264.53	610.79
175000	Maint Bldg--TV Antenna & Cables	0.00	200.00
175600	Maint Bldg--Walls	1,250.91	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	832.00	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	312.69	636.80
181101	Reimbursements - Water Usage	1,961.38	4,520.54
190200	Utility--Electricity	34,696.23	53,704.10
190400	Utility--Gas	4,436.02	27,768.79
191200	Utility--Water & Sewerage	56,803.43	100,993.06

**Administrative Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023
Total expenses	495,648.46	903,398.93
<b>Surplus/Deficit</b>	(287,004.98)	(69,680.22)
Opening balance	6,120.73	75,800.95
<b>Closing balance</b>	<b>-\$280,884.25</b>	<b>\$6,120.73</b>

**Administrative Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023
Total expenses	524,526.44	903,398.93
<b>Surplus/Deficit</b>	(315,882.96)	(69,680.22)
Opening balance	6,120.73	75,800.95
<b>Closing balance</b>	<b>-\$309,762.23</b>	<b>\$6,120.73</b>

**Capital Works Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023
<b>Revenue</b>		
242500 Interest on Arrears--Capital Works	227.55	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
<b>Total revenue</b>	<b>92,242.09</b>	<b>348,491.18</b>
<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
265900 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	1,559.09	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
<b>Total expenses</b>	<b>57,597.07</b>	<b>143,489.14</b>
<b>Surplus/Deficit</b>	<b>34,645.02</b>	<b>205,002.04</b>
Opening balance	1,494,100.20	1,289,098.16
<b>Closing balance</b>	<b>\$1,528,745.22</b>	<b>\$1,494,100.20</b>

**Capital Works Fund**

	<b>Current period</b> 01/09/2023-31/01/2024	<b>Previous year</b> 01/09/2022-31/08/2023
<b>Revenue</b>		
242500 Interest on Arrears--Capital Works	227.55	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
<b>Total revenue</b>	<b>92,242.09</b>	<b>348,491.18</b>
<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
265900 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	1,559.09	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
<b>Total expenses</b>	<b>28,719.09</b>	<b>143,489.14</b>
<b>Surplus/Deficit</b>	<b>63,523.00</b>	<b>205,002.04</b>
Opening balance	1,494,100.20	1,289,098.16
<b>Closing balance</b>	<b>\$1,557,623.20</b>	<b>\$1,494,100.20</b>