

Income & Expenditure Report for the financial year to 31/08/2025

Strata Plan 52948

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

Administrative Fund

		Current period	Previous year
		01/09/2024-31/08/2025	01/09/2023-31/08/2024
Revenue			
141900	Gas - Additional Service	0.00	2,945.45
142400	Interest - Other	0.00	27.29
142500	Interest on Arrears--Admin	1,131.30	2,056.69
142800	Key Deposits	467.00	122.00
143000	Levies Due--Admin	1,220,000.00	942,502.16
144000	Miscellaneous Income--Admin	0.00	120.00
146500	Status Certificate Fees	981.00	1,471.50
147000	Strata Roll Inspection Fees	302.55	214.18
<i>Total revenue</i>		1,222,881.85	949,459.27
Less expenses			
150200	Admin--Accounting	800.00	800.00
153800	Admin--Agent Disbursements	15,322.80	14,477.26
150800	Admin--Auditors--Audit Services	1,500.00	1,300.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
152150	Admin--Honorarium	480.38	0.00
153000	Admin--Key Deposit Refunds	(244.00)	0.00
153200	Admin--Legal & Debt Collection Fees	52,510.71	4,561.93
154100	Admin--Management Fees--Additional Charges	6,695.00	120.00
154000	Admin--Management Fees--Standard	29,659.32	28,022.74
154401	Admin--Online Invoice Approval	100.00	120.00
154400	Admin--Other Expenses--Admin	928.08	0.00
156000	Admin--Status Certificate Fees Paid	981.00	1,362.50
156501	Admin--Strata Hub Annual fee	160.00	160.00
156500	Admin--Strata Hub Registration Fee	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	302.55	217.00
159100	Insurance--Premiums	273,437.44	183,181.00
159200	Insurance--Valuation	3,490.00	0.00
160000	Maint Bldg--Airconditioning	315.00	0.00
161300	Maint Bldg--Building Management	454,942.80	400,473.21
161350	Maint Bldg--Building Management Expenses	0.00	14,539.42
162600	Maint Bldg--Ceiling	0.00	355.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	2,254.55	2,400.00
163005	Maint Bldg--Cleaning--Windows/Glass	3,520.00	1,390.00

Administrative Fund

		Current period	Previous year
		01/09/2024-31/08/2025	01/09/2023-31/08/2024
164600	Maint Bldg--Doors & Windows	7,010.45	10,738.36
164800	Maint Bldg--Electrical	18,752.83	14,599.76
165600	Maint Bldg--Exhaust/Ventilation Systems	1,385.00	1,560.00
165800	Maint Bldg--Fire Protection Repairs	28,402.41	15,518.00
166600	Maint Bldg--Garage Doors	3,925.73	6,288.81
167000	Maint Bldg--Garbage Compactor/Chute Cleaning	1,045.92	0.00
167200	Maint Bldg--General Repairs	9,259.73	7,920.90
167600	Maint Bldg--Glass	4,280.00	0.00
167800	Maint Bldg--Gutters & Downpipes	2,281.82	0.00
168000	Maint Bldg--Gym Equipment	1,680.00	1,530.00
168800	Maint Bldg--Hot Water Service	6,962.65	1,344.80
168900	Maint Bldg--Hygiene Services	739.26	739.26
169600	Maint Bldg--Intercom	7,062.50	4,470.00
170200	Maint Bldg--Lift	3,600.00	27,730.30
170201	Maint Bldg--Lift--Maintenance Contract	24,028.52	0.00
170203	Maint Bldg--Lift--Registration Fees	0.00	89.40
170400	Maint Bldg--Light Fittings	250.00	0.00
170600	Maint Bldg--Locks, Keys & Card Keys	4,941.99	8,023.00
172000	Maint Bldg--Pest/Vermin Control	2,080.00	2,209.09
172200	Maint Bldg--Plumbing & Drainage	29,555.99	16,706.21
172400	Maint Bldg--Pumps & Water Equipment	296.00	387.00
172800	Maint Bldg--Roof & Gutters	4,702.73	5,276.36
173200	Maint Bldg--Security Keys	565.40	0.00
173800	Maint Bldg--Signs & Notice Boards	100.00	0.00
174600	Maint Bldg--Telephone Lines	345.92	633.07
174800	Maint Bldg--Tiling--Floor & Walls	1,572.73	0.00
175000	Maint Bldg--TV Antenna & Cables	836.37	0.00
175400	Maint Bldg--Wall Paper	120.00	0.00
175600	Maint Bldg--Walls	648.18	0.00
175800	Maint Bldg--Walls & Ceilings	1,113.64	4,142.72
176400	Maint Grounds--Driveway & Paths	127.27	280.00
176800	Maint Grounds--Fencing--Boundary	270.00	0.00
178400	Maint Grounds--Lawns & Gardening	135.00	0.00
178800	Maint Grounds--Paving	830.00	921.81
179200	Maint Grounds--Pool	3,753.45	2,823.40
179203	Maint Grounds--Pool Consumables	0.00	891.79
179600	Maint Grounds--Tennis Court	0.00	418.18
180000	Maint Grounds--Tree Lopping/Removal	2,265.45	15,461.37
181100	Reimbursements - Gas Usage	(2,270.36)	495.01
181101	Reimbursements - Water Usage	4,649.03	3,153.89
190200	Utility--Electricity	83,231.65	54,838.28
190400	Utility--Gas	40,535.30	30,053.99

Administrative Fund

		Current period	Previous year
		01/09/2024-31/08/2025	01/09/2023-31/08/2024
190800	Utility--Rubbish Removal	0.00	72.27
191200	Utility--Water & Sewerage	96,942.36	107,238.20
<i>Total expenses</i>		<u>1,245,170.55</u>	<u>1,001,164.29</u>
Surplus/Deficit		<u>(22,288.70)</u>	<u>(51,705.02)</u>
Opening balance		(45,584.29)	6,120.73
Closing balance		<u>-\$67,872.99</u>	<u>-\$45,584.29</u>

Capital Works Fund**Current period**

01/09/2024-31/08/2025

Previous year

01/09/2023-31/08/2024

Revenue

242500	Interest on Arrears--Capital Works	421.64	667.00
242600	Interest on Investments--Capital Works	37,524.83	33,357.94
243000	Levies Due--Capital Works	516,629.57	281,142.73
<i>Total revenue</i>		<u>554,576.04</u>	<u>315,167.67</u>

Less expenses

252800	Admin--Income Tax--Capital Works	5,162.90	4,029.30
261300	Maint Bldg--Building Improvement	2,781.82	0.00
264200	Maint Bldg--Consultants	16,000.00	0.00
264600	Maint Bldg--Doors, Locks & Windows	2,000.00	1,545.00
264800	Maint Bldg--Electrical	18,629.00	12,764.00
265400	Maint Bldg--Equipment Purchases	0.00	3,094.60
265800	Maint Bldg--Fire Protection	43,746.09	27,210.50
267450	Maint Bldg--Hot Water System Replacement	0.00	4,250.25
267475	Maint Bldg--Intercom Installation/Replacement	418.88	0.00
270200	Maint Bldg--Lift - Capital Works	0.00	1,500.00
271600	Maint Bldg--Painting & Surface Finishes	1,608.18	1,884.09
272200	Maint Bldg--Plumbing & Drainage	7,045.00	0.00
272800	Maint Bldg--Roof, Gutter & Downpipes	1,900.00	10,812.00
272950	Maint Bldg--Security Installation/Replacement	280.00	880.00
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	2,115.00
272300	Maint Bldg--Water Penetration	0.00	1,681.82
280000	Maint Grounds - Trees	3,527.27	0.00
277800	Maint Grounds--Irrigation Systems	5,466.35	1,982.68
279200	Maint Grounds--Pool Renovation	0.00	27,073.18
<i>Total expenses</i>		<u>108,565.49</u>	<u>100,822.42</u>

Surplus/Deficit446,010.55214,345.25

Opening balance

1,708,445.45

1,494,100.20

Closing balance\$2,154,456.00\$1,708,445.45