

Income & Expenditure Report for the financial year-to-date 01/09/2025 to 31/10/2025

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2025-31/10/2025	Previous year 01/09/2024-31/08/2025
Revenue			
141900	Gas - Additional Service	0.00	2,945.45
142500	Interest on Arrears--Admin	252.73	1,131.30
142800	Key Deposits	0.00	467.00
143000	Levies Due--Admin	0.00	1,220,000.00
146500	Status Certificate Fees	327.00	981.00
147000	Strata Roll Inspection Fees	109.10	302.55
	<i>Total revenue</i>	688.83	1,225,827.30
Less expenses			
150200	Admin--Accounting	0.00	800.00
153800	Admin--Agent Disbursements	2,681.50	15,322.80
150800	Admin--Auditors--Audit Services	1,000.00	1,500.00
153000	Admin--Key Deposit Refunds	0.00	(244.00)
153200	Admin--Legal & Debt Collection Fees	1,992.20	52,510.71
154100	Admin--Management Fees--Additional Charges	0.00	6,675.00
154000	Admin--Management Fees--Standard	5,190.38	29,659.32
154401	Admin--Online Invoice Approval	20.00	120.00
154400	Admin--Other Expenses--Admin	0.00	(177.32)
156000	Admin--Status Certificate Fees Paid	436.00	981.00
156501	Admin--Strata Hub Annual fee	0.00	160.00
156500	Admin--Strata Hub Registration Fee	654.00	0.00
156400	Admin--Strata Inspection Fees Paid	54.55	302.55
159100	Insurance--Premiums	9,734.47	273,437.44
159200	Insurance--Valuation	0.00	3,490.00
160000	Maint Bldg--Airconditioning	0.00	315.00
161300	Maint Bldg--Building Management	75,106.07	438,999.96
161350	Maint Bldg--Building Management Expenses	1,482.75	15,942.84
162600	Maint Bldg--Ceiling	1,536.00	0.00
163000	Maint Bldg--Cleaning	190.91	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	763.64	2,254.55
163005	Maint Bldg--Cleaning--Windows/Glass	78.00	3,520.00
164600	Maint Bldg--Doors & Windows	949.09	7,875.00
164800	Maint Bldg--Electrical	2,298.00	18,752.83
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	1,585.00

Administrative Fund

	Current period	Previous year	
	01/09/2025-31/10/2025	01/09/2024-31/08/2025	
165800	Maint Bldg--Fire Protection Repairs	2,372.50	28,402.41
166600	Maint Bldg--Garage Doors	0.00	4,075.73
167000	Maint Bldg--Garbage Compactor/Chute Cleaning	0.00	1,155.92
167200	Maint Bldg--General Repairs	2,003.87	10,029.54
167600	Maint Bldg--Glass	750.00	4,280.00
167800	Maint Bldg--Gutters & Downpipes	0.00	2,281.82
168000	Maint Bldg--Gym Equipment	390.00	1,680.00
168800	Maint Bldg--Hot Water Service	0.00	6,962.65
168900	Maint Bldg--Hygiene Services	0.00	739.26
169600	Maint Bldg--Intercom	0.00	7,062.50
170000	Maint Bldg--Letter Boxes	0.00	250.00
170200	Maint Bldg--Lift	6,151.30	3,600.00
170201	Maint Bldg--Lift--Maintenance Contract	0.00	24,028.52
170400	Maint Bldg--Light Fittings	0.00	250.00
170600	Maint Bldg--Locks, Keys & Card Keys	210.00	4,941.99
172000	Maint Bldg--Pest/Vermin Control	0.00	2,080.00
172200	Maint Bldg--Plumbing & Drainage	4,085.00	30,461.54
172203	Maint Bldg--Plumbing--Water & Gas	285.00	0.00
172400	Maint Bldg--Pumps & Water Equipment	0.00	496.00
172800	Maint Bldg--Roof & Gutters	2,263.64	4,811.82
173200	Maint Bldg--Security Keys	0.00	565.40
173800	Maint Bldg--Signs & Notice Boards	0.00	100.00
174600	Maint Bldg--Telephone Lines	104.00	345.92
174800	Maint Bldg--Tiling--Floor & Walls	0.00	1,572.73
175000	Maint Bldg--TV Antenna & Cables	0.00	836.37
175400	Maint Bldg--Wall Paper	0.00	120.00
175600	Maint Bldg--Walls	0.00	648.18
175800	Maint Bldg--Walls & Ceilings	0.00	1,422.73
176400	Maint Grounds--Driveway & Paths	0.00	127.27
176800	Maint Grounds--Fencing--Boundary	0.00	640.00
178400	Maint Grounds--Lawns & Gardening	0.00	135.00
178800	Maint Grounds--Paving	720.00	830.00
179200	Maint Grounds--Pool	0.00	3,753.45
179205	Maint Grounds--Pool Repairs	0.00	110.00
180000	Maint Grounds--Tree Lopping/Removal	0.00	2,265.45
181100	Reimbursements - Gas Usage	952.24	2,611.97
181101	Reimbursements - Water Usage	1,419.72	4,649.03
190200	Utility--Electricity	15,686.12	83,231.65
190400	Utility--Gas	17,064.60	40,535.30
191200	Utility--Water & Sewerage	22,663.51	96,942.36
	Total expenses	181,289.06	1,252,815.19

Administrative Fund

	Current period 01/09/2025-31/10/2025	Previous year 01/09/2024-31/08/2025
Surplus/Deficit	(180,600.23)	(26,987.89)
Opening balance	(72,572.18)	(45,584.29)
Closing balance	<u><u>-\$253,172.41</u></u>	<u><u>-\$72,572.18</u></u>

Capital Works Fund

	Current period 01/09/2025-31/10/2025	Previous year 01/09/2024-31/08/2025
Revenue		
242500 Interest on Arrears--Capital Works	116.65	421.64
242600 Interest on Investments--Capital Works	3,251.54	37,524.83
243000 Levies Due--Capital Works	0.00	516,629.57
<i>Total revenue</i>	3,368.19	554,576.04
Less expenses		
252800 Admin--Income Tax--Capital Works	0.00	10,014.90
261300 Maint Bldg--Building Improvement	0.00	2,781.82
264200 Maint Bldg--Consultants	0.00	16,000.00
264600 Maint Bldg--Doors, Locks & Windows	1,260.00	2,000.00
264800 Maint Bldg--Electrical	0.00	18,629.00
265800 Maint Bldg--Fire Protection	41,640.09	43,746.09
267450 Maint Bldg--Hot Water System Replacement	2,815.00	0.00
267475 Maint Bldg--Intercom Installation/Replacement	0.00	418.88
271600 Maint Bldg--Painting & Surface Finishes	0.00	1,608.18
272200 Maint Bldg--Plumbing & Drainage	8,705.00	7,045.00
272800 Maint Bldg--Roof, Gutter & Downpipes	17,500.00	1,900.00
272950 Maint Bldg--Security Installation/Replacement	0.00	280.00
280000 Maint Grounds - Trees	0.00	3,527.27
277800 Maint Grounds--Irrigation Systems	583.59	5,466.35
<i>Total expenses</i>	72,503.68	113,417.49
Surplus/Deficit	(69,135.49)	441,158.55
Opening balance	2,149,604.00	1,708,445.45
Closing balance	\$2,080,468.51	\$2,149,604.00