

Income & Expenditure Report for the financial year-to-date 01/09/2025 to 31/01/2026

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2025-31/01/2026	Previous year 01/09/2024-31/08/2025
Revenue			
141900	Gas - Additional Service	0.00	2,945.45
142500	Interest on Arrears--Admin	523.94	1,131.30
142800	Key Deposits	127.50	467.00
143000	Levies Due--Admin	325,000.00	1,220,000.00
146500	Status Certificate Fees	545.00	981.00
147000	Strata Roll Inspection Fees	272.75	302.55
149000	Transfer from Capital Works Fund	75,000.00	0.00
	<i>Total revenue</i>	401,469.19	1,225,827.30
Less expenses			
150200	Admin--Accounting	200.00	800.00
153800	Admin--Agent Disbursements	6,703.75	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	9,054.48	52,510.71
154100	Admin--Management Fees--Additional Charges	1,470.00	6,675.00
154000	Admin--Management Fees--Standard	12,975.95	29,659.32
154401	Admin--Online Invoice Approval	50.00	120.00
154400	Admin--Other Expenses--Admin	0.00	(177.32)
156000	Admin--Status Certificate Fees Paid	763.00	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	163.65	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	190,866.12	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
163200	Maint Bldg--Cleaning & Lawns	300.00	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	1,554.55	2,254.55
163005	Maint Bldg--Cleaning--Windows/Glass	858.00	3,520.00
164600	Maint Bldg--Doors & Windows	2,019.09	7,875.00
164800	Maint Bldg--Electrical	4,119.72	18,752.83
165600	Maint Bldg--Exhaust/Ventilation Systems	2,625.00	1,585.00
165800	Maint Bldg--Fire Protection Repairs	3,352.50	28,402.41

Administrative Fund

	Current period	Previous year	
	01/09/2025-31/01/2026	01/09/2024-31/08/2025	
166600	Maint Bldg--Garage Doors	1,615.18	4,075.73
167000	Maint Bldg--Garbage Compactor/Chute Cleaning	0.00	1,155.92
167200	Maint Bldg--General Repairs	11,094.68	10,029.54
167600	Maint Bldg--Glass	2,100.00	4,280.00
167800	Maint Bldg--Gutters & Downpipes	0.00	2,281.82
168000	Maint Bldg--Gym Equipment	560.00	1,680.00
168800	Maint Bldg--Hot Water Service	12,036.49	6,962.65
168900	Maint Bldg--Hygiene Services	0.00	739.26
169600	Maint Bldg--Intercom	390.00	7,062.50
170000	Maint Bldg--Letter Boxes	0.00	250.00
170200	Maint Bldg--Lift	15,902.60	3,600.00
170201	Maint Bldg--Lift--Maintenance Contract	0.00	24,028.52
170203	Maint Bldg--Lift--Registration Fees	92.00	0.00
170400	Maint Bldg--Light Fittings	450.00	250.00
170600	Maint Bldg--Locks, Keys & Card Keys	2,470.40	4,941.99
172000	Maint Bldg--Pest/Vermin Control	450.00	2,080.00
172200	Maint Bldg--Plumbing & Drainage	5,370.00	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	2,533.64	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	260.00	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	215.00	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	400.00	640.00
177600	Maint Grounds--Gates	381.82	0.00
178400	Maint Grounds--Lawns & Gardening	0.00	135.00
178800	Maint Grounds--Paving	720.00	830.00
179200	Maint Grounds--Pool	748.80	3,753.45
179202	Maint Grounds--Pool Cleaning	636.36	0.00
179205	Maint Grounds--Pool Repairs	0.00	110.00
180000	Maint Grounds--Tree Lopping/Removal	1,000.00	2,265.45
181100	Reimbursements - Gas Usage	1,038.58	2,611.97
181101	Reimbursements - Water Usage	2,282.38	4,649.03
190200	Utility--Electricity	39,245.53	83,231.65
190400	Utility--Gas	18,530.12	40,535.30
191200	Utility--Water & Sewerage	56,842.45	96,942.36
	Total expenses	429,324.97	1,252,815.19
	Surplus/Deficit	(27,855.78)	(26,987.89)

Administrative Fund

	Current period	Previous year
	01/09/2025-31/01/2026	01/09/2024-31/08/2025
Opening balance	(72,572.18)	(45,584.29)
Closing balance	<u><u>-\$100,427.96</u></u>	<u><u>-\$72,572.18</u></u>

Capital Works Fund

	Current period 01/09/2025-31/01/2026	Previous year 01/09/2024-31/08/2025
Revenue		
242500 Interest on Arrears--Capital Works	241.82	421.64
242600 Interest on Investments--Capital Works	13,609.57	37,524.83
243000 Levies Due--Capital Works	150,000.00	516,629.57
<i>Total revenue</i>	163,851.39	554,576.04
Less expenses		
252800 Admin--Income Tax--Capital Works	0.00	10,014.90
257400 Admin--Transfer to Admin Fund	75,000.00	0.00
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	360,703.70	43,746.09
266600 Maint Bldg--Garage Doors	2,400.00	0.00
267450 Maint Bldg--Hot Water System Replacement	5,087.73	0.00
267475 Maint Bldg--Intercom Installation/Replacement	0.00	418.88
271600 Maint Bldg--Painting & Surface Finishes	0.00	1,608.18
278000 Maint Bldg--Pest/Vermin Control	1,618.18	0.00
272200 Maint Bldg--Plumbing & Drainage	17,010.00	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	1,611.77	5,466.35
<i>Total expenses</i>	482,191.38	113,417.49
Surplus/Deficit	(318,339.99)	441,158.55
Opening balance	2,149,604.00	1,708,445.45
Closing balance	\$1,831,264.01	\$2,149,604.00