

SP52948 FY 2023

Accounts allegedly approved by owners at AGM on 26 October 2023



Waratah Strata Management
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Balance Sheet
As at 31/08/2023

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
	Current period	Previous year	
Owners' funds			
Administrative Fund			
Operating Surplus/Deficit--Admin	(65,148.09)	(34,757.74)	
Owners Equity--Admin	75,800.95	110,558.69	
	10,652.86	75,800.95	
Capital Works Fund			
Operating Surplus/Deficit--Capital Works	200,606.91	254,603.98	
Owners Equity--Capital Works	1,289,098.16	1,034,494.18	
	1,489,705.07	1,289,098.16	
Net owners' funds	\$1,500,357.93	\$1,364,899.11	

Economos Audited Accounts 46 days after due date on 11 December 2023



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Balance Sheet - Group
As at 31/08/2023

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
	Note	Current period	Previous year
Owners' funds			
Administrative Fund			
Operating Surplus/Deficit--Admin		(69,680.22)	(34,757.74)
Owners Equity--Admin		75,800.95	110,558.69
		6,120.73	75,800.95
Capital Works Fund			
Operating Surplus/Deficit--Capital Works		205,002.04	254,603.98
Owners Equity--Capital Works		1,289,098.16	1,034,494.18
		1,494,100.20	1,289,098.16
Net owners' funds		\$1,500,220.93	\$1,364,899.11

<https://www.nswstratasleuth.info/Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports.html>

For Admin Fund, approved balance at AGM 2023 on 26 October 2023 differed from one audited by Economos 46 days after due date on 11 December 2023 by 47.04% (\$10,652.86 vs \$6,120.73, both GST excl). Four different versions of this figure exist: \$18,759.11 in report on 31 August 2023, \$14,903.11 in report on 6 September 2023, \$10,652.86 in report on 16 September 2023, and audited accounts on 11 December 2023 was \$6,120.73; number of invoices and work moved into new financial year to give appearance of positive balance.

Some of differences in accounts between what owners allegedly approved on 26 October 2023 and what Economos signed 46 days later:

SP52948 FY 2023 Item	Accounts allegedly approved at AGM 2023	Economos Audited Accounts	Difference
Administrative Fund Operating Surplus/Deficit-Admin	-\$65,148.09	-\$69,680.22	\$4,532.13
Administrative Fund Owners Equity Balance	\$10,652.86	\$6,120.73	\$4,532.13
Capital Works Fund Operating Surplus/Deficit-Capital Works	\$200,606.91	\$205,002.04	\$4,395.13
Capital Works Fund Owners Equity Balance	\$1,489,705.07	\$1,494,100.20	\$4,395.13
Net owners' funds	\$1,500,357.93	\$1,501,703.12	\$1,345.19
Assets Administrative Fund Cash at Bank-Admin	\$17,408.18	\$12,559.84	\$4,848.34
Assets Balance	\$37,964.94	\$33,116.60	\$4,848.34
Less Liabilities Administrative Fund Creditors-GST-Admin	\$5,714.49	\$5,261.28	\$453.21
Less Liabilities Administrative Fund Provision-Income Tax-Admin	-\$137.00	\$0.00	\$137.00
Less Liabilities Balance	\$27,312.08	\$26,995.87	\$316.21
Less Liabilities Capital Works Fund Creditor-GST-Capital Works	\$2,066.77	\$2,519.98	\$453.21
Total liabilities	\$35,431.39	\$35,568.39	\$137.00
Net assets	\$1,500,357.93	\$1,500,220.93	\$137.00

Electricity expenses audited by Economos 46 days after due date on 11 December 2023 reported \$53,704.10 (GST excl) whilst figure given by Waratah Strata Management in agenda for AGM approved on 26 October 2023 was \$49,171.97 (GST excl) - difference of 9.21%

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

Administrative Fund

	Current period 01/09/2022-31/08/2023	Annual budget 01/09/2022-31/08/2023	Previous year 01/09/2021-31/08/2022
Maint Grounds--Pool Repairs	0.00	1,000.00	736.36
Maint Grounds--Pool Sauna/Equipment	1,000.00	1,000.00	0.00
Maint Grounds--Tennis Court	318.18	0.00	679.09
Maint Grounds--Tree Lopping/Removal	2,572.72	5,000.00	3,536.36
Prior Period GST Expense Adjustment-Admin	(306.21)	0.00	0.00
Reimbursements - Gas Usage	636.80	1,000.00	747.24
Reimbursements - Water Usage	4,520.54	6,000.00	5,014.28
Utility--Electricity	53,704.10	60,000.00	57,939.98
Utility--Gas	27,768.79	27,500.00	25,668.18
Utility--Water & Sewerage	100,993.06	95,000.00	95,367.60
Total expenses	903,398.93	900,050.00	802,734.45
Surplus/Deficit	(69,680.22)	(67,150.00)	(34,757.74)
Opening balance	75,800.95	75,800.95	110,558.69
Closing balance	\$6,120.73	\$8,650.95	\$75,800.95

Utility--Electricity 190200

02/09/2022	1/8/22 - 31/8/22	Origin Energy (747428)	4,690.91	Paid	BPAY	50002728763	2739
04/10/2022	1/9/22 - 30/9/22	Origin Energy (747428)	4,277.08	Paid	BPAY	50002728763	2819
07/11/2022	1/10/22 - 31/10/22	Origin Energy (747428)	4,396.04	Paid	BPAY	50002728763	2869
06/12/2022	1/11/22 - 30/11/22	Origin Energy (747428)	4,724.04	Paid	BPAY	50002728763	2929
09/01/2023	1/12/22 - 31/12/22	Origin Energy (747428)	4,716.42	Paid	BPAY	50002728763	2959
03/02/2023	1/1/23 - 31/1/23	Origin Energy (747428)	4,636.65	Paid	BPAY	50002728763	2989
06/03/2023	1/2/23 - 28/2/23	Origin Energy (747428)	4,205.31	Paid	BPAY	50002728763	3039
03/04/2023	1/3/23 - 31/3/23	Origin Energy (747428)	4,614.16	Paid	BPAY	50002728763	3069
02/05/2023	1/4/23 - 30/4/23	Origin Energy (747428)	4,120.69	Paid	BPAY	50002728763	3099
05/06/2023	1/5/23 - 31/5/23	Origin Energy (747428)	4,359.35	Paid	BPAY	50002728763	3139
03/07/2023	1/6/23 - 30/6/23	Origin Energy (747428)	4,431.32	Paid	BPAY	50002728763	3199

\$49,171.97