

Income & Expenditure Report for the financial year-to-date 01/09/2023 to 31/12/2023

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	412.78	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	93.00	217.00
<i>Total revenue</i>		208,443.94	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	4,748.54	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	105.00	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	261.93	2,214.58
154100	Admin--Management Fees--Additional Charges	40.00	768.18
154000	Admin--Management Fees--Standard	9,191.46	26,663.37
156000	Admin--Status Certificate Fees Paid	327.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	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	91,148.16	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	1,322.00	6,422.18

Administrative Fund

		Current period	Previous year
		01/09/2023-31/12/2023	01/09/2022-31/08/2023
164800	Maint Bldg--Electrical	6,182.28	8,493.90
165600	Maint Bldg--Exhaust/Ventilation Systems	670.00	0.00
165800	Maint Bldg--Fire Protection	3,732.50	17,937.64
166400	Maint Bldg--Garage Door--Remote controls	0.00	638.60
166600	Maint Bldg--Garage Doors	1,068.00	2,226.00
167000	Maint Bldg--Garbage Compactor	0.00	200.00
167200	Maint Bldg--General Repairs	2,024.09	5,657.27
168000	Maint Bldg--Gym Equipment	380.00	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	8,560.70	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	217.08	610.79
175000	Maint Bldg--TV Antenna & Cables	0.00	200.00
175600	Maint Bldg--Walls	1,130.91	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	300.00	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	237.09	636.80
181101	Reimbursements - Water Usage	1,867.93	4,520.54
190200	Utility--Electricity	30,071.17	53,704.10
190400	Utility--Gas	0.00	27,768.79
191200	Utility--Water & Sewerage	28,082.24	100,993.06

Administrative Fund

	Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
<i>Total expenses</i>	397,132.55	903,398.93
Surplus/Deficit	(188,688.61)	(69,680.22)
Opening balance	6,120.73	75,800.95
Closing balance	-\$182,567.88	\$6,120.73

Capital Works Fund**Current period**

01/09/2023-31/12/2023

Previous year

01/09/2022-31/08/2023

Revenue

242500	Interest on Arrears--Capital Works	161.56	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
<i>Total revenue</i>		<u>92,176.10</u>	<u>348,491.18</u>

Less expenses

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
265800	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	1,259.09	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	0.00	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
<i>Total expenses</i>		<u>56,209.80</u>	<u>143,489.14</u>

Surplus/Deficit

		<u>35,966.30</u>	<u>205,002.04</u>
Opening balance		1,494,100.20	1,289,098.16
Closing balance		<u>\$1,530,066.50</u>	<u>\$1,494,100.20</u>