

**NOTICE OF AN ANNUAL GENERAL MEETING
THE OWNERS - STRATA PLAN 52948**

ADDRESS OF THE STRATA SCHEME:

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

DATE, PLACE & TIME OF MEETING: An Annual General Meeting of The Owners - Strata Plan 52948 will be held on **26/10/2023 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.**

NOTE: We have arranged for this meeting to be conducted by Zoom video or telephone conference. Following are the connection details to access the meeting by video (for those owners with video and audio on their computer) or by telephone (for those owners that do not have video and audio, or no computer access).

This meeting information will also be sent by email to those owners that have provided an email address, which will allow you to use the hyperlink to directly join the meeting.

We suggest connecting to the meeting 10 minutes before the start time as you may need to download the Zoom software.

Topic: SP 52948 - Annual General Meeting
Time: Oct 26, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting
<https://us06web.zoom.us/j/89582288713?pwd=TDBaejVkt0Z3Tk1jZkQrUnZiSUNsZz09>

Meeting ID: 895 8228 8713
Passcode: 540857

One tap mobile
+61280156011,,89582288713# Australia

Dial by your location
• +61 2 8015 6011 Australia

Meeting ID: 895 8228 8713

Find your local number: <https://us06web.zoom.us/u/kbuVXVMCTc>

AGENDA:

- Record commencement time.
- Record chairperson.
- Record persons present to vote.
- Record proxies and company nominees.
- Record persons in attendance.
- Record apologies.

MOTIONS:

1 MINUTES

That the minutes of the previous general meeting of the owners corporation be confirmed as a true record and account of the proceedings of that meeting.

2 CHAIRPERSON REPORT

That the Chairperson report be tabled and discussed.

[Explanatory Note: Chairperson report attached page 7 of the agenda.]

3 FINANCIAL STATEMENTS

That the attached statements of key financial information for the administrative fund and the capital works fund, together with the relevant auditor's report (if adopted at the last annual general meeting) for the period ended 31/08/2023 be adopted.

4 AUDITOR

That an auditor be appointed to audit the accounts and financial statements of the owners corporation.

[Explanatory Note: The owners corporation for a large strata scheme, or a strata scheme for which the annual budget exceeds \$250,000 (as determined by clause 21 of the Strata Schemes Management Regulations 2016) must ensure that the accounts and financial statements of the owners corporation are audited before presentation to the annual general meeting in accordance with section 95 of the Strata Schemes Management Act 2015. It is optional for any other strata scheme.]

5 STRATA COMMITTEE

That the owners corporation:

- (a) Call for nominations for members of the strata committee;
- (b) The candidates for election to the strata committee disclose any connections with the original owner or building manager for the scheme;
- (c) Determine the number of members of the strata committee; and
- (d) Elect the strata committee

[Explanatory Note: The owners corporation is required to have a strata committee. Under clause 8(1)(b) of Schedule 1 of the Strata Schemes Management Act 2015 a notice for a AGM must include a motion to determine the number of strata committee members and to elect the strata committee. The election of the strata committee cannot be decided by pre-electronic voting.]

6 RESTRICTED MATTERS

That in accordance with Schedule 1 clause 6 (a) and 9 (i) of the Strata Schemes Management Act 2015 to decide if any matters or type of matters that are to be determined only by the Owners Corporation in general meeting.

[Explanatory Note: The owners corporation can place restrictions on the strata committee and determine that certain matters or types of matters cannot be decided by the strata committee but must be decided by the owners corporation at a general meeting. This motion is required to be on the agenda for each annual general meeting.]

7 TENANT REPRESENTATIVE

That if a tenant representative is required to be appointed and if a tenant representative has been elected in accordance with Section 7 of the Strata Schemes Management Regulation 2016, that tenant representative be appointed to the Strata Committee.

[Explanatory Note: If at least half of the lots in the strata scheme are tenanted and those tenancies have been notified in a tenancy notice, the tenants may nominate one tenant representative for the strata committee. This motion is a required motion if a tenant has been nominated in accordance with section 33 of the Strata Schemes Management Act 2015.]

8 BUDGET & LEVY CONTRIBUTIONS

- (a) That the statement of estimated receipts and payments (budget) be tabled and, after any amendment, be adopted.

[Explanatory Note: A copy of the summary page of the capital works fund plan (or sinking fund forecast report) is attached to this agenda or will be available at the meeting. Waratah Strata Management has included in the proposed budget the capital works contribution recommended in this plan. Consideration should also be given to the suggested balance of the capital works fund in the plan and the actual balance of the capital works fund. It is a requirement of the Strata Schemes Management Act that so far as practicable the owners corporation is to implement the plan.]

(b) That contributions to the administrative fund are estimated in accordance with section 79(1) of the Strata Schemes Management Act 2015 and determined in accordance with section 81(1) of the Strata Schemes Management Act 2015 at \$1,078,000.00 including GST; and

(c) That contributions to the capital works fund are estimated in accordance with section 79(2) of the Strata Schemes Management Act 2015 and determined in accordance with section 81(1) of the Strata Schemes Management Act 2015 at \$293,152.20 including GST; and

(d) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/02/2024 and subsequent instalments being due on 1/05/2024, 1/08/2024, 1/11/2024.

(e) That if for any reason the holding of the next Annual General Meeting is delayed so the amount of the levies for the next quarter has not been decided at least 30 days before the due date, then a further quarter of levies will be issued at the same amounts as the previous quarter.

9 INSURANCES

(a) That the owners corporations insurances as listed in the annexures to the agenda of the meeting be confirmed, varied or extended.

(b) That in accordance with section 165 (2) of the Strata Schemes Management Act 2015 additional insurances be taken out as follows:

- (a) Office Bearers Liability
- (b) Fidelity Guarantee
- (c) Catastrophe
- (d) Government Audit Costs
- (e) Workplace Health & Safety Breaches
- (f) Legal Defence Expenses
- (g) Lot Owners Fixtures & Improvements
- (h) Any other insurance

(c) That three quotations for all items of insurance required under the Strata Schemes Management Act 2015 are to be obtained and the function of accepting and executing an appropriate quotation is delegated to the strata managing agent on instruction of the strata committee.

(d) That the strata managing agent is required to obtain an insurance valuation each three years (or as otherwise directed by the Strata Committee) from an appropriately qualified valuer.

10 STRATA MANAGEMENT COMMISSION

That in accordance with Schedule 1, 9(g) of the Strata Schemes Management Act 2015 the report (as listed in the attached notes) by the agent as to the commissions or training services that have been provided or paid for or are likely to be provided or paid for the agent for the following 12 months be received.

11 ANNUAL FIRE SAFETY STATEMENT

That the Owners Corporation consider the annual fire safety statement and to make arrangements for obtaining the next annual fire statement.

[Explanatory Note: If an annual fire safety statement is required for the building under the Environmental Planning and Assessment Act 1979, the owners corporation is required to consider it at each annual general meeting and to make arrangements for obtaining the next annual fire safety statement in accordance with clause 6(c) of Schedule 1 of the Strata Schemes Management Act 2015. It is recommended to use an independent certifier.]

12 RECORD OF EXERCISE OF FUNCTIONS

That the records from the strata manager specifying the functions exercised and the manner in which they were exercised be considered.

[**Explanatory Note:** Section 55 of the Strata Schemes Management Act 2015 provides that if a strata managing agent who exercises a function of the owners corporation or of an officer of the owners corporation must, immediately after its exercise, make a record specifying the function and the manner in which it was exercised. The strata managing agent must give a copy of the records kept for the preceding 12 months to the owners corporation at least once each year.]

13 **PEST INSPECTION**

That the Owners Corporation instruct the managing agent to arrange for a qualified contractor to carry out a termite inspection of the common property and/or to spray the property to eradicate ants, spiders and cockroaches.

14 **NSW GOVERNMENT STRATA HUB**

14.1 - Compliance with Strata Hub Requirements

The Owners Corporation RESOLVES to authorise the strata manager to comply with the owners corporation obligations under Part 7 Division 2 of the Strata Schemes Management Regulation 2016 by inputting the mandatory information into the NSW Strata Hub, this year and on an ongoing basis and to charge in accordance with the terms of its agency agreement including charging the disbursements of \$3 per lot specified under the relevant legislation, or such amount as is determined from time to time.

[**Explanatory Note:** The owners corporation has obligations to comply with the new reporting requirements to the Strata Hub and proposes to engage the strata managing agent to assist in complying with its obligations.]

14.2 - Election of the office bearers (if not previously elected)

The strata committee RESOLVES to elect the following people to the position of Chairperson, Secretary and Treasurer:

Chairperson - [INSERT]

Secretary - [INSERT]

Treasurer - [INSERT]

[**Explanatory Note:** Following vacancies in the above positions, it is proposed to appoint new office bearers.]

14.3 - Creation of Email Contacts for Secretary and Chairperson

The Owners Corporation RESOLVES to authorise the managing agent to set up a gmail address for the secretary and chairperson and to allocate access to the current chairperson or secretary in the above motion.

[**Explanatory Note:** The owners corporation is required to have a strata committee. Under section 41(1) of the Strata Schemes Management Act 2015 the members of a strata committee must, at the first meeting of the strata committee after they assume office as members, appoint a chairperson, secretary and treasurer of the strata committee.]

14.4 - Appointment of Emergency Contact

The Owners Corporation RESOLVES to appoint **//insert name//** as the emergency contact in accordance with Part 7 Division 2 of the Strata Schemes Management Regulation 2016 and for their details to be inputted into the NSW Strata Hub.

[**Explanatory Note:** The regulations permit the specifying of an emergency contact.]

14.5 - GIPA Application

The Owners Corporation RESOLVES to instruct the Managing Agent to lodge a GIPA application to the relevant Authority to obtain a copy of any interim and final occupation certificates for the property.

[**Explanatory note:** An inspection of the books and records indicates that it does not have one and the building was approved after 1 July 1998 (approx. SP57500 onwards) after which occupation certificates were issued for strata buildings.]

15 LIMITS ON SPENDING BY LARGE SCHEMES

That the Owners Corporation resolve to remove the limitation imposed by section 102(2) of the Strata Schemes Management Act 2015 generally or in relation to any particular item.

[**Explanatory Note:** Section 102(2) of the Strata Schemes Management Act 2015 imposes a restriction on large strata schemes that it must not spend on an item or matter an amount greater than the amount specified for the item or matter (plus 10%) in estimates provided for that item or matter at an annual general meeting. The owners corporation is able to remove this restriction generally or in relation to any particular item or matter.]

16 ADMINISTRATION AND MAINTENANCE (REPAIRS DISCUSSED)

Date of this notice: 05 October 2023

NOTES:

Please contact Waratah Strata Management Pty Ltd on 9114 9599 or enquiry@waratahstrata.com.au if you have any questions about this notice.

Attending the Meeting or Voting by Proxy

You should bring this notice with you to the meeting. If you cannot attend the meeting and you wish to cast a vote, please complete the enclosed proxy form and return it to our office at least 24 hours before the commencement of the meeting.

A proxy given to a caretaker, on-site residential manager or strata managing agent is invalid if it would obtain or assist in obtaining a pecuniary interest for, or confer or assist in conferring any other material benefit on, the proxy.

Voting at the Meeting

You can exercise your voting rights at the meeting in person or by proxy. If you are a corporation your voting rights can only be exercised by your company nominee in person or by the company's proxy.

You, your company nominee or any person having authority to vote in respect of you cannot vote on a motion (other than a motion requiring a unanimous resolution) unless the following amounts have been paid before the meeting:

- all contributions levied by the owners' corporation that are payable at the date of this notice; and
- any other money that is recoverable by the owners corporation from you at the date of this notice

If you are an owner, your vote does not count if a priority vote is cast on the same motion (where the lot owner has been given at least 2 days written notice of intention to exercise the priority vote) by:

- the mortgagee shown on the strata roll for your lot;
- the covenant chargee shown on the strata roll for your lot; or
- in the case of multiple mortgagees or covenant chargees - the priority mortgagee or chargee shown on the strata roll for your lot.

Resolutions

For voting purposes:

- an ordinary resolution is passed if the majority of votes are cast in favour of it;
- a special resolution is passed if not more than 25% of the votes cast (based on unit entitlement of the voter) are cast against it
- a unanimous resolution is passed if no vote is cast against it

Quorum

For a valid meeting 25% of owners who are financial must be present either in person or by proxy.

Note that the minimum number for a valid meeting is two persons who are financial. This applies to those schemes where 25% of owners is fewer than two persons.

If no quorum is present within half an hour of commencement of the meeting, the chairperson must adjourn the meeting for at least 7 days or declare those that are present in person or by proxy constitute a quorum and may proceed with the business of the meeting.

Secret Ballot

Voting on a motion or for an election may be carried out by secret ballot if the Strata Committee or at least 25% of those entitled to vote agree that the motion or matter is to be by secret ballot.

Current Owners Corporation Insurance Details

Policy No.06S3320703
Strata Unit Underwriters
Type : Building
Broker : Body Corporate Brokers

Premium : \$161,569.59 Paid on : 26/09/2022 Start : 21/09/2022 Next due : 21/09/2023

Cover	Sum Insured	Excess
Building	\$146,550,000.00	\$0.00
Loss of Rent/Temp Accom	\$21,982,500.00	\$0.00
Catastrophe	\$21,982,500.00	\$0.00
Public Liability	\$50,000,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Office Bearers Liability	\$10,000,000.00	\$0.00
Personal Accident Voluntary Workers	200000/2000	\$0.00
Government Audit Costs	\$25,000.00	\$0.00
Legal Defence Expenses	\$50,000.00	\$0.00
Workplace Health & Safety Breaches	\$100,000.00	\$0.00
Machinery Breakdown	\$200,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00

EXCESS:

WATER RELATED CLAIMS	\$10,000.00
ALL OTHER CLAIMS	\$2,500.00

Office bearers liability insurance provides cover for losses arising from alleged wrongful acts or omissions of the strata committee, committed or omitted in good faith in the course of carrying out their duties as a committee. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Fidelity guarantee insurance provides cover for losses arising from misappropriation of money or other property of the owners corporation by a member of the owners corporation. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Managing Agent Commissions and Training Services

The managing agent reports that insurance commission in the amount of \$9,936.71 has been received and that insurance commission of a similar amount, subject to any variation in the amount of insurance premium paid, will be received in the following 12 months. No other commissions or training services have been received during the last 12 months or are likely to be received in the following 12 months.

The Agent is an authorised representative of:

- (a) CHU Underwriting Agencies Pty Ltd
- (b) Strata Unit Underwriting Pty Ltd
- (c) Strata Community Insurance
- (d) Finn Foster & Associates (Broker)
- (e) Austbrokers Sydney Pty Ltd (Broker)
- (f) Whitbread Insurance Brokers
- (g) Driessen Insurance Brokers
- (h) Honan Insurance Group (Broker)
- (i) CRM Brokers
- (j) BCB Brokers

The Agent is qualified to give general advice and information about insurance, not personal advice. If the owners' corporation requires specialist insurance advice, the Agent can refer the owners' corporation to an insurance advisor. If the Agent recommends that your building insurance should be placed with the Insurers, the owners' corporation acknowledges and agrees that the recommendation is general advice (not personal advice). The owners' corporation should read the Product Disclosure Statement before making a decision to purchase that insurance.

Large Schemes (Over 100 lots, excluding utility & parking lots)

The minutes of meetings of large schemes will only be sent to those owners who attend the meeting, those owners who receive minutes by email or those owners who request a copy within 14 days of the meeting. (Sch 1 cl 22(c))

MACQUARIE GARDENS CHAIRPERSON'S REPORT TO AGM OCTOBER 2023

Firstly, I want to thank the members of the strata committee for their time and input into the work of the committee, Waratah Strata for their management of the strata and the staff of UNIQUECO for the services they have provided and the work that has been done to maintain the high standards of presentation.

The key matters are:

Strata levies

Last year, levies were increased by 5% and some felt that this might be too low given the then annual level of inflation (7.5%). This matter has caught up with us and we recommend to the AGM an increase of 8% for 2023-4 so that we can maintain all existing services, cope with some huge cost increases (e.g.. insurances) and provide substantial funds to fulfill obligations from the fire audit.

Property manager's contract

Overwhelming endorsement by owners and residents of the services provided by UNIQUECO under the leadership of Steve Carbone encouraged to strata committee to renew a three-year contract with new figures to reflect the inflation of the last three years 18% and the anticipated inflation for the next three years. The AGM is requested to approve this proposal.

Fire audit

Over the last three years, the committee has been trying to address a fire audit report and Fire Safety Order from Ryde Council. With far reaching implications, including cost, two fire engineers have been engaged to review the original audit and now finally a proposal has been sent to council about how these matters will be addressed. The Council response will result in a scope of works and job orders and then finally work will commence. The extent of these works will depend on the response from council.

Swimming pool

The pool has been renovated to cut out the concrete cancer, to laydown a fibreglass shell and retile the edges. In addition, the surrounding tiles including the change rooms have been coated with a non-stick material to improve safety.

Contact

Both owners and residents are encouraged to contact relevant personnel if any issues arise. Most issues will go through Steve Carbone in the first instance or may involve Waratah Strata directly. Members of the strata committee are available for advice, to discuss new proposals and clarify issues. The House Rules remain relevant and when adhered to provide for a peaceful and harmonious living place for all of us to enjoy.

John Gore

Chairperson

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
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	17,408.18	67,696.83
Receivable--Levies--Admin	20,556.76	15,490.73
	37,964.94	83,187.56
Capital Works Fund		
Cash at Bank--Capital Works	843,873.25	661,530.09
Investments--Capital Works	332,609.13	324,166.09
Receivable--Levies--Capital Works	8,049.54	7,126.02
Investments--Capital Works - No 2 A/C	312,322.86	302,702.66
	1,496,854.78	1,295,524.86
Unallocated Money		
Cash at Bank--Unallocated	969.60	698.40
	969.60	698.40
<i>Total assets</i>	1,535,789.32	1,379,410.82
Less liabilities		
Administrative Fund		
Creditor--GST--Admin	5,714.49	4,934.80
Creditors--Other--Admin	8,916.88	0.00
Deposits Received--Damage Bond--Admin	9,000.00	0.00
Prepaid Levies--Admin	3,817.71	2,451.81
Provision--Income Tax--Admin	(137.00)	0.00
	27,312.08	7,386.61
Capital Works Fund		
Creditor--GST--Capital Works	2,066.77	3,505.69
Creditors--Other--Capital Works	3,588.00	1,826.00
Prepaid Levies--Capital Works	1,494.94	1,095.01
	7,149.71	6,426.70
Unallocated Money		
Prepaid Levies--Unallocated	969.60	698.40

	Current period	Previous year
	969.60	698.40
<i>Total liabilities</i>	35,431.39	14,511.71
Net assets	\$1,500,357.93	\$1,364,899.11

Income & Expenditure Report for the financial year to 31/08/2023

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
Revenue			
Gas - Additional Service	2,945.40	2,900.00	2,945.40
Insurance Claims	0.00	0.00	19,758.14
Interest on Arrears--Admin	976.85	0.00	1,272.24
Key Deposits	862.00	0.00	362.00
Levies Due--Admin	810,586.82	830,000.00	737,506.48
Miscellaneous Income--Admin	17,040.64	0.00	4,545.45
Status Certificate Fees	1,090.00	0.00	1,308.00
Strata Roll Inspection Fees	217.00	0.00	279.00
<i>Total revenue</i>	833,718.71	832,900.00	767,976.71
Less expenses			
Admin--Accounting	900.00	600.00	450.00
Admin--Agent Disbursements	13,771.85	13,900.00	13,092.24
Admin--Agent Disburst--Other	100.00	0.00	0.00
Admin--Agent Disburst--Stationery	0.00	0.00	34.91
Admin--Auditors--Audit Services	1,205.00	1,200.00	1,100.00
Admin--Auditors--Taxation Services	475.00	600.00	555.00
Admin--Key Deposit Refunds	200.00	0.00	0.00
Admin--Legal & Debt Collection Fees	2,214.58	10,000.00	8,669.78
Admin--Management Fees--Additional Charges	768.18	0.00	0.00
Admin--Management Fees--Standard	26,663.37	26,900.00	25,380.38
Admin--Meeting Room Expenses	0.00	500.00	0.00
Admin--Status Certificate Fees Paid	981.00	0.00	1,308.00
Admin--Strata Hub Fees Paid	654.00	0.00	0.00
Admin--Strata Inspection Fees Paid	248.00	0.00	248.00
Insurance--Premiums	149,529.07	149,000.00	99,132.62
Insurance--Valuation	0.00	0.00	3,895.45
Maint Bldg--Airconditioning	0.00	2,500.00	0.00
Maint Bldg--Building Management	343,507.47	357,000.00	339,741.00
Maint Bldg--Building Management Expenses	13,768.42	10,000.00	9,967.05
Maint Bldg--Carpet	600.00	0.00	0.00
Maint Bldg--Carspace Line Marking	730.00	0.00	0.00
Maint Bldg--Ceiling	593.64	1,500.00	1,447.00
Maint Bldg--Cleaning	600.00	0.00	220.00
Maint Bldg--Cleaning & Lawns	100.00	0.00	0.00
Maint Bldg--Cleaning--Carpet/Furniture	3,280.00	3,000.00	1,600.00
Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	2,000.00	0.00

Administrative Fund

	Current period	Annual budget	Previous year
	01/09/2022-31/08/2023	01/09/2022-31/08/2023	01/09/2021-31/08/2022
Maint Bldg--Consultants	3,750.00	0.00	0.00
Maint Bldg--Doors & Windows	6,422.18	10,000.00	10,244.81
Maint Bldg--Electrical	8,493.90	7,500.00	2,825.15
Maint Bldg--Exhaust/Ventilation Systems	0.00	2,000.00	983.00
Maint Bldg--Fire Protection	17,937.64	20,000.00	10,720.82
Maint Bldg--Floors	0.00	0.00	370.00
Maint Bldg--Garage Door--Remote controls	638.60	0.00	0.00
Maint Bldg--Garage Doors	2,226.00	3,000.00	844.04
Maint Bldg--Garbage Compactor	200.00	0.00	0.00
Maint Bldg--General Repairs	5,657.27	5,000.00	4,755.46
Maint Bldg--Glass	0.00	1,000.00	0.00
Maint Bldg--Gym Equipment	1,670.00	2,000.00	1,505.00
Maint Bldg--Hot Water Service	5,293.18	1,000.00	0.00
Maint Bldg--Hygiene Services	675.12	750.00	675.12
Maint Bldg--Insurance Repairs &/or Excess	15,200.15	5,000.00	6,119.45
Maint Bldg--Intercom	6,869.23	3,000.00	4,003.00
Maint Bldg--Letter Boxes	155.00	0.00	0.00
Maint Bldg--Lift	25,655.57	25,000.00	24,567.36
Maint Bldg--Lift--Registration Fees	81.00	0.00	0.00
Maint Bldg--Locks, Keys & Card Keys	1,848.72	2,000.00	353.91
Maint Bldg--Pest/Vermin Control	1,500.00	3,000.00	1,650.00
Maint Bldg--Plumbing & Drainage	21,574.78	15,000.00	11,299.00
Maint Bldg--Pumps & Water Equipment	320.00	500.00	360.00
Maint Bldg--Roof & Gutters	4,068.18	5,000.00	12,225.00
Maint Bldg--Security Alarm / Access Control Equip	360.00	0.00	0.00
Maint Bldg--Signs & Notice Boards	0.00	500.00	200.00
Maint Bldg--Telephone Lines	610.79	600.00	583.05
Maint Bldg--Tiling--Floor & Walls	0.00	500.00	0.00
Maint Bldg--TV Antenna & Cables	200.00	500.00	0.00
Maint Bldg--Walls	8,388.17	0.00	0.00
Maint Bldg--Walls & Ceilings	1,340.00	3,000.00	3,714.54
Maint Grounds--Driveway & Paths	254.55	500.00	1,195.00
Maint Grounds--Fencing--Boundary	477.27	500.00	436.36
Maint Grounds--Irrigation Systems	995.34	1,000.00	473.77
Maint Grounds--Lawns & Gardening	1,150.31	1,000.00	690.00
Maint Grounds--Paving	1,070.91	500.00	1,360.00
Maint Grounds--Pool	1,168.39	0.00	0.00
Maint Grounds--Pool Cleaning	2,660.59	5,500.00	4,050.09
Maint Grounds--Pool Consumables	388.53	0.00	0.00
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

Administrative Fund

	Current period	Annual budget	Previous year
	01/09/2022-31/08/2023	01/09/2022-31/08/2023	01/09/2021-31/08/2022
Utility--Electricity	49,171.97	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
<i>Total expenses</i>	898,866.80	900,050.00	802,734.45
Surplus/Deficit	(65,148.09)	(67,150.00)	(34,757.74)
Opening balance	75,800.95	75,800.95	110,558.69
Closing balance	\$10,652.86	\$8,650.95	\$75,800.95

Capital Works Fund

	Current period	Annual budget	Previous year
	01/09/2022-31/08/2023	01/09/2022-31/08/2023	01/09/2021-31/08/2022
Revenue			
Interest on Arrears--Capital Works	411.86	0.00	661.65
Interest on Investments--Capital Works	18,063.24	3,000.00	3,096.84
Levies Due--Capital Works	330,016.08	325,000.00	357,515.92
<i>Total revenue</i>	<u>348,491.18</u>	<u>328,000.00</u>	<u>361,274.41</u>
Less expenses			
Admin--Capital Works Fund Assessment	0.00	0.00	3,170.00
Admin--Income Tax--Capital Works	238.30	0.00	(1,224.20)
As per Capital Works Fund Forecast Report	0.00	256,252.00	0.00
Maint Bldg--Consultants	15,400.00	0.00	3,200.00
Maint Bldg--Doors, Locks & Windows	5,575.00	0.00	2,120.00
Maint Bldg--Electrical	7,837.49	0.00	0.00
Maint Bldg--Exhaust/Ventilation Replacement	5,008.64	0.00	7,554.55
Maint Bldg--Fire Protection	43,711.00	0.00	30,403.25
Maint Bldg--Floor Tiling Replacement	260.00	0.00	0.00
Maint Bldg--Garage Doors	1,355.00	0.00	2,900.00
Maint Bldg--Gym Equipment	0.00	0.00	3,903.64
Maint Bldg--Hot Water System Replacement	6,946.08	0.00	7,516.00
Maint Bldg--Intercom Installation/Replacement	6,102.41	0.00	320.00
Maint Bldg--Painting & Surface Finishes	710.00	0.00	1,305.00
Maint Bldg--Painting Materials	1,117.27	0.00	0.00
Maint Bldg--Plumbing & Drainage	10,030.00	0.00	16,744.00
Maint Bldg--Pump Replacement	5,372.00	0.00	1,430.00
Maint Bldg--Roof, Gutter & Downpipes	1,950.00	0.00	13,276.36
Maint Bldg--Security Installation/Replacement	420.00	0.00	0.00
Maint Bldg--Shower Tray Replacements	2,000.00	0.00	1,900.00
Maint Bldg--TV Antenna & Cables	809.09	0.00	672.73
Maint Bldg--Walls, Floors & Ceilings	4,443.64	0.00	1,400.00
Maint Grounds--Fencing	970.00	0.00	0.00
Maint Grounds--Irrigation Systems	2,873.87	0.00	1,551.83
Maint Grounds--Pool Renovation	23,993.18	0.00	8,527.27
Prior Period GST Expense Adjustment-Capital Works	761.30	0.00	0.00
<i>Total expenses</i>	<u>147,884.27</u>	<u>256,252.00</u>	<u>106,670.43</u>
Surplus/Deficit	<u>200,606.91</u>	<u>71,748.00</u>	<u>254,603.98</u>
Opening balance	1,289,098.16	1,289,098.16	1,034,494.18
Closing balance	<u>\$1,489,705.07</u>	<u>\$1,360,846.16</u>	<u>\$1,289,098.16</u>