WARATAH
STRATA MANAGEMENT

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Income & Expenditure Report for the financial year-to-date 01/09/2024 to 16/10/2024

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2024-16/10/2024	Previous year 01/09/2023-31/10/2023
Revenue			
142500	Interest on Arrears--Admin	213.75	195.64
146500	Status Certificate Fees	109.00	109.00
147000	Strata Roll Inspection Fees	31.00	62.00
	Total revenue	353.75	366.64
Less expenses			
150200	Admin--Accounting	200.00	0.00
153800	Admin--Agent Disbursements	2,553.80	2,316.36
152150	Admin--Honorarium	480.38	0.00
153200	Admin--Legal & Debt Collection Fees	(90.00)	(330.00)
154100	Admin--Management Fees--Additional Charges	20.00	20.00
154000	Admin--Management Fees--Standard	4,943.22	4,483.64
156000	Admin--Status Certificate Fees Paid	218.00	218.00
156400	Admin--Strata Inspection Fees Paid	31.00	93.00
159100	Insurance--Premiums	0.00	181,778.06
161300	Maint Bldg--Building Management	75,376.98	57,755.96
161350	Maint Bldg--Building Management Expenses	0.00	3,883.54
162600	Maint Bldg--Ceiling	0.00	115.00
163200	Maint Bldg--Cleaning & Lawns	800.00	0.00
164600	Maint Bldg--Doors & Windows	1,025.00	200.00
164800	Maint Bldg--Electrical	800.00	4,045.00
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	440.00
165800	Maint Bldg--Fire Protection Repairs	2,372.50	3,732.50
166600	Maint Bldg--Garage Doors	946.00	488.00
167000	Maint Bldg--Garbage Compactor/Chute Cleaning	617.73	0.00
167200	Maint Bldg--General Repairs	587.46	0.00
169600	Maint Bldg--Intercom	380.00	800.00
170200	Maint Bldg--Lift	0.00	6,526.39
170600	Maint Bldg--Locks, Keys & Card Keys	0.00	130.00
172000	Maint Bldg--Pest/Vermin Control	150.00	200.00
172200	Maint Bldg--Plumbing & Drainage	2,445.00	6,947.90
172800	Maint Bldg--Roof & Gutters	1,700.00	0.00
174600	Maint Bldg--Telephone Lines	29.64	108.54

Administrative Fund

		Current period 01/09/2024-16/10/2024	Previous year 01/09/2023-31/10/2023
175600	Maint Bldg--Walls	1,000.00	0.00
179203	Maint Grounds--Pool Consumables	0.00	891.79
180000	Maint Grounds--Tree Lopping/Removal	0.00	772.73
181100	Reimbursements - Gas Usage	115.34	98.28
181101	Reimbursements - Water Usage	1,312.88	659.74
190200	Utility--Electricity	9,949.90	8,654.26
190400	Utility--Gas	15,239.86	12,429.58
191200	Utility--Water & Sewerage	0.00	28,082.24
	Total expenses	123,204.69	325,540.51
Surplus/Deficit		(122,850.94)	(325,173.87)
	Opening balance	(71,490.05)	6,120.73
Closing balance		**-$194,340.99**	**-$319,053.14**

Capital Works Fund

		Current period	Previous year
		01/09/2024-16/10/2024	01/09/2023-31/10/2023
Revenue			
242500	Interest on Arrears--Capital Works	58.13	76.55
242600	Interest on Investments--Capital Works	7,593.32	3,565.75
	Total revenue	7,651.45	3,642.30
Less expenses			
261300	Maint Bldg--Building Improvement	809.09	0.00
264600	Maint Bldg--Doors, Locks & Windows	0.00	545.00
277800	Maint Grounds--Irrigation Systems	1,523.99	0.00
279200	Maint Grounds--Pool Renovation	0.00	25,527.73
	Total expenses	2,333.08	26,072.73
Surplus/Deficit		5,318.37	(22,430.43)
	Opening balance	1,736,035.48	1,494,100.20
Closing balance		**$1,741,353.85**	**$1,471,669.77**