WARATAH
STRATA MANAGEMENT

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Eastwood NSW 2122

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Income & Expenditure Report
for the financial year-to-date
01/09/2024 to 01/11/2024

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2024-01/11/2024	Previous year 01/09/2023-31/08/2024
Revenue			
141900	Gas - Additional Service	0.00	2,945.45
142400	Interest - Other	0.00	27.29
142500	Interest on Arrears--Admin	243.33	2,056.69
142800	Key Deposits	0.00	122.00
143000	Levies Due--Admin	245,000.00	942,502.16
144000	Miscellaneous Income--Admin	0.00	120.00
146500	Status Certificate Fees	109.00	1,471.50
147000	Strata Roll Inspection Fees	31.00	214.18
	Total revenue	245,383.33	949,459.27
Less expenses			
150200	Admin--Accounting	200.00	800.00
153800	Admin--Agent Disbursements	2,553.80	14,477.26
150800	Admin--Auditors--Audit Services	0.00	1,300.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
152150	Admin--Honorarium	480.38	0.00
153000	Admin--Key Deposit Refunds	(244.00)	0.00
153200	Admin--Legal & Debt Collection Fees	(340.00)	4,561.93
154100	Admin--Management Fees--Additional Charges	20.00	120.00
154000	Admin--Management Fees--Standard	4,943.22	28,022.74
154401	Admin--Online Invoice Approval	0.00	120.00
156000	Admin--Status Certificate Fees Paid	218.00	1,362.50
156501	Admin--Strata Hub Annual fee	0.00	160.00
156500	Admin--Strata Hub Registration Fee	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	31.00	217.00
159100	Insurance--Premiums	122,690.28	183,181.00
161300	Maint Bldg--Building Management	75,376.98	400,473.21
161350	Maint Bldg--Building Management Expenses	0.00	14,539.42
162600	Maint Bldg--Ceiling	0.00	355.00
163200	Maint Bldg--Cleaning & Lawns	800.00	0.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	2,400.00
163005	Maint Bldg--Cleaning--Windows/Glass	0.00	1,390.00
164600	Maint Bldg--Doors & Windows	1,025.00	10,738.36
164800	Maint Bldg--Electrical	1,345.00	14,599.76

Administrative Fund

		Current period 01/09/2024-01/11/2024	Previous year 01/09/2023-31/08/2024
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	1,560.00
165800	Maint Bldg--Fire Protection Repairs	2,372.50	15,518.00
166600	Maint Bldg--Garage Doors	1,150.00	6,288.81
167000	Maint Bldg--Garbage Compactor/Chute Cleaning	617.73	0.00
167200	Maint Bldg--General Repairs	587.46	7,920.90
168000	Maint Bldg--Gym Equipment	0.00	1,530.00
168800	Maint Bldg--Hot Water Service	0.00	1,344.80
168900	Maint Bldg--Hygiene Services	0.00	739.26
169600	Maint Bldg--Intercom	1,310.00	4,470.00
170200	Maint Bldg--Lift	6,007.13	27,730.30
170203	Maint Bldg--Lift--Registration Fees	0.00	89.40
170600	Maint Bldg--Locks, Keys & Card Keys	(110.91)	8,023.00
172000	Maint Bldg--Pest/Vermin Control	150.00	2,209.09
172200	Maint Bldg--Plumbing & Drainage	2,445.00	16,706.21
172400	Maint Bldg--Pumps & Water Equipment	100.00	387.00
172800	Maint Bldg--Roof & Gutters	3,400.00	5,276.36
174600	Maint Bldg--Telephone Lines	29.64	633.07
175800	Maint Bldg--Walls & Ceilings	1,000.00	4,142.72
176400	Maint Grounds--Driveway & Paths	0.00	280.00
178800	Maint Grounds--Paving	0.00	921.81
179200	Maint Grounds--Pool	0.00	2,823.40
179203	Maint Grounds--Pool Consumables	0.00	891.79
179600	Maint Grounds--Tennis Court	0.00	418.18
180000	Maint Grounds--Tree Lopping/Removal	0.00	15,461.37
181100	Reimbursements - Gas Usage	115.34	495.01
181101	Reimbursements - Water Usage	1,312.88	3,153.89
190200	Utility--Electricity	9,949.90	54,838.28
190400	Utility--Gas	15,239.86	30,053.99
190800	Utility--Rubbish Removal	0.00	72.27
191200	Utility--Water & Sewerage	25,084.65	107,238.20
	Total expenses	279,860.84	1,001,164.29
Surplus/Deficit		(34,477.51)	(51,705.02)
	Opening balance	(45,584.29)	6,120.73
Closing balance		**-$80,061.80**	**-$45,584.29**

Capital Works Fund

		Current period 01/09/2024-01/11/2024	Previous year 01/09/2023-31/08/2024
Revenue			
242500	Interest on Arrears--Capital Works	66.17	667.00
242600	Interest on Investments--Capital Works	7,593.32	33,357.94
243000	Levies Due--Capital Works	66,629.57	281,142.73
	Total revenue	74,289.06	315,167.67
Less expenses			
252800	Admin--Income Tax--Capital Works	0.00	4,029.30
261300	Maint Bldg--Building Improvement	809.09	0.00
264600	Maint Bldg--Doors, Locks & Windows	0.00	1,545.00
264800	Maint Bldg--Electrical	0.00	12,764.00
265400	Maint Bldg--Equipment Purchases	0.00	3,094.60
265800	Maint Bldg--Fire Protection	0.00	27,210.50
267450	Maint Bldg--Hot Water System Replacement	0.00	4,250.25
270200	Maint Bldg--Lift - Capital Works	0.00	1,500.00
271600	Maint Bldg--Painting & Surface Finishes	0.00	1,884.09
272800	Maint Bldg--Roof, Gutter & Downpipes	0.00	10,812.00
272950	Maint Bldg--Security Installation/Replacement	0.00	880.00
276000	Maint Bldg--Walls, Floors & Ceilings	0.00	2,115.00
272300	Maint Bldg--Water Penetration	0.00	1,681.82
277800	Maint Grounds--Irrigation Systems	1,523.99	1,982.68
279200	Maint Grounds--Pool Renovation	0.00	27,073.18
	Total expenses	2,333.08	100,822.42
Surplus/Deficit		71,955.98	214,345.25
	Opening balance	1,708,445.45	1,494,100.20
Closing balance		**$1,780,401.43**	**$1,708,445.45**