

Strata Plan

FROM 1st MAY 2014 TO 30th APRIL 2015

30/04/2015

30/04/2014

ADMINISTRATIVE FUND**INCOME**

Levies Raised	110,131.70	107,568.20
Special Levies Raised	0.00	30,000.00
Interest Charged on Arrears	97.57	172.94
Key Deposits	810.00	1,048.00
Recoveries - legal fee	559.00	403.00
Reimbursement Income	60.00	0.00
Statutory Certificates	211.00	208.00
Inspection Money Received	83.50	131.00
	111,952.77	139,531.14

LESS: EXPENDITURE:

Audit Fees	670.00	640.00
Accounting Fees	313.64	154.55
Bank Charges	41.81	95.91
Cleaning	9,919.17	9,705.12
Electricity	12,865.63	17,576.93
Fire Protection	12,304.94	6,169.68
Gardening and Lawns	731.00	190.91
Insurance Premiums	15,776.08	15,126.12
Insurance Claims Excess	0.00	2,000.00
Key Deposits Refund	110.91	122.00
Legal & Debt Recovery Fees	559.00	1,358.29
Management Fees	6,686.17	6,491.84
Professional Services	844.50	190.00
Disbursements	2,627.68	2,619.08
Security	370.00	0.00
Special Levy Expenses	17,800.00	12,200.00
Telephone	644.59	652.90
Water Usage	23,272.11	19,648.35
Tax/BAS Generation Fees	1,306.80	1,540.89
Statutory Certificates	211.00	208.00
Inspections	83.50	131.00
Signage - Other	0.00	15.00
Consultants Fees	30.00	0.00
Repairs & Maintenance (Note 6)	25,974.91	21,169.09
Miscellaneous (Note 7)	60.00	250.00
	133,203.44	118,255.66
Surplus/-Deficit For Period	-21,250.67	21,275.48
Balance at beginning of period	26,150.47	4,874.99
	4,899.80	26,150.47

BALANCE AT END OF PERIOD



Tel: 1300 NETSTRATA
Fax: 1300 644 402

P.O. Box 265
HURSTVILLE BC 1481

Balance Sheet

Financial Period
01/08/2015 - 31/07/2016

Strata Plan

	Administration Fund	Sinking Fund	TOTAL
ASSETS			
Cash at Bank	82,638.06	39,005.98	121,644.04
Levies Receivable	2,786.05	1,720.10	4,506.15
Total Assets	85,424.11	40,726.08	126,150.19
LIABILITIES			
Levies Paid in Advance	2,060.40	0.00	2,060.40
GST Liabilities	(1,464.02)	1,537.24	73.22
Accounts Payable	1,355.62	590.00	1,945.62
Total Liabilities	1,952.00	2,127.24	4,079.24
Net Assets	83,472.11	38,598.84	122,070.95
OWNERS FUNDS			
Surplus / Deficit for the period	83,472.11	38,598.84	122,070.95
Closing Balance	83,472.11	38,598.84	122,070.95
Total Owners Funds	83,472.11	38,598.84	122,070.95



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Income & Expenditure Summary

Financial Period
01/08/2015 - 31/07/2016

Strata Plan

Administrative Fund	Actual 01/08/15 - 31/07/16	Budget 01/08/15 - 31/07/16	Actual 01/08/14 - 31/07/15	Budget 01/08/14 - 31/07/15
Income				
Debt Collection Recoveries				
Debt Collection Recoveries-Reversal	(\$90.70)	\$0.00	\$0.00	\$0.00
Debt Collection Recoveries	\$1,791.71	\$0.00	\$0.00	\$0.00
Expenses Recoveries				
Expense Recoveries (GST)	\$45.45	\$0.00	\$0.00	\$0.00
Expense Recoveries	\$200.00	\$0.00	\$0.00	\$0.00
Levy Income				
Contributions - General	\$114,564.40	\$116,790.00	\$0.00	\$0.00
Other Income				
Opening Balances	\$99,538.42	\$0.00	\$0.00	\$0.00
Total Income	\$216,049.28	\$116,790.00	\$0.00	\$0.00
Expenses				
Accounting, Taxation & Banking				
Bank Fees	\$60.85	\$40.00	\$0.00	\$0.00
DEFT Process Fees	\$130.36	\$0.00	\$0.00	\$0.00
BAS & Tax Administration	\$931.50	\$1,370.00	\$0.00	\$0.00
PAYG Instalments	\$35.00	\$0.00	\$0.00	\$0.00
Audit Report	\$0.00	\$550.00	\$0.00	\$0.00
Air Conditioning				
Air Conditioning Repairs	\$950.00	\$0.00	\$0.00	\$0.00
Building General				
General Maintenance	\$1,800.00	\$1,500.00	\$0.00	\$0.00
Garage Security Gate / Shutter	\$2,919.20	\$930.00	\$0.00	\$0.00
Locks & Doors	\$4,374.47	\$1,860.00	\$0.00	\$0.00
Ceilings & Cornices	\$0.00	\$3,830.00	\$0.00	\$0.00
Cleaning				
Cleaning - General	\$12,805.94	\$11,000.00	\$0.00	\$0.00
Cleaning - Gutters	\$1,400.00	\$0.00	\$0.00	\$0.00
Cleaning - Pressure Cleaning	\$829.00	\$0.00	\$0.00	\$0.00
Electrical				
Electrical Repairs	\$2,407.10	\$1,750.00	\$0.00	\$0.00
Light Globes	\$146.78	\$50.00	\$0.00	\$0.00
TV Antenna Repairs	\$745.45	\$0.00	\$0.00	\$0.00
Electricity				
Electricity Consumption	\$11,631.80	\$13,510.00	\$0.00	\$0.00
Fire Control				
Fire Certification & Compliance	\$2,975.00	\$0.00	\$0.00	\$0.00
Fire Compliance Administration	\$948.49	\$0.00	\$0.00	\$0.00
Fire Equipment Repairs & Maintenance	\$9,445.00	\$6,000.00	\$0.00	\$0.00
Fire Monitoring	\$1,706.76	\$0.00	\$0.00	\$0.00

= \$15,075.25

SP

(Generated: 01/09/2021)

Administrative Fund	Actual 01/08/20 - 31/07/21	Budget 01/08/20 - 31/07/21	Actual 01/08/19 - 31/07/20	Budget 01/08/19 - 31/07/20
Income				
Debt Collection Recoveries				
Debt Collection Recoveries-Reversal				\$0.00
Debt Collection Recoveries	(\$380.00)	\$0.00	(\$31.82)	\$0.00
Expenses Recoveries				
Expense Recoveries (GST)	\$349.99	\$0.00	\$659.07	\$0.00
Expense Recoveries	\$751.50	\$0.00	\$110.00	\$0.00
Owner Expense Recoveries	\$760.00	\$0.00	\$0.00	\$0.00
Insurance Claim Income				
Insurance Claim Income	\$6,625.00	\$0.00	\$0.00	\$0.00
Interest				
Interest On Levy Arrears	\$516.69	\$0.00	\$89.06	\$0.00
Interest On Bank Deposits (Investment Fund)	\$0.00	\$0.00	\$5,376.48	\$0.00
Interest On Bank Deposits (Investment 2 Fund)	\$152.44	\$0.00	\$2,776.27	\$0.00
Levy Income				
Contributions - General	\$147,575.48	\$149,663.00	\$137,523.60	\$139,364.00
Total Income	\$157,242.06	\$149,663.00	\$146,629.94	\$139,364.00
Expenses				
Accounting, Taxation & Banking				
Bank Fees	\$1,041.00	\$50.00	\$47.40	\$50.00
DEFT Process Fees	\$145.95	\$150.00	\$135.54	\$150.00
Audit Report	\$331.82	\$770.00	\$788.18	\$770.00
BAS & Tax Administration	\$1,980.50	\$2,000.00	\$1,980.50	\$2,000.00
Income Tax	\$0.00	\$4,420.00	\$3,086.40	\$1,700.00
PAYG Installments	\$3,134.00	\$0.00	\$3,212.00	\$0.00
Building General				
General Maintenance	\$1,387.42	\$3,000.00	\$4,127.09	\$3,000.00
Garage Security Gate / Shutter	\$1,420.00	\$1,500.00	\$2,051.25	\$1,500.00
Locks & Doors	\$2,708.77	\$3,000.00	\$3,412.54	\$3,000.00
Cleaning				
Cleaning - General	\$15,579.50	\$15,500.00	\$15,471.01	\$15,500.00
Electrical				
Electrical Repairs	\$1,941.73	\$1,200.00	\$1,159.11	\$1,200.00
Light Globes	\$16.00	\$0.00	\$0.00	\$0.00
Electricity				
Electricity Consumption	\$10,077.34	\$9,000.00	\$10,848.52	\$9,000.00
Fire Control				
Fire Services	\$22,310.98	\$21,200.00	\$20,847.02	\$15,500.00
Garden & Grounds				
Gardening	\$8,011.78	\$6,400.00	\$7,887.06	\$6,400.00
Insurance				
Insurance Premium	\$23,163.51	\$22,300.00	\$21,275.84	\$21,500.00
Insurance Claims	\$4,268.00	\$0.00	\$4,638.00	\$0.00
Insurance Valuation Report	\$270.00	\$270.00	\$270.00	\$270.00
Insurance Excess	\$1,363.64	\$0.00	\$0.00	\$0.00

SP

(Generated: 01/09/2021)

Administrative Fund	Actual 01/08/20 - 31/07/21	Budget 01/08/20 - 31/07/21	Actual 01/08/19 - 31/07/20	Budget 01/08/19 - 31/07/20
Legal & Professional Services				
Building Warranty	\$11,922.00	\$0.00	\$15,204.82	\$0.00
Capital Works Fund Report	\$0.00	\$0.00	\$1,080.00	\$0.00
Pest Control				
Pest Control - General	\$750.00	\$850.00	\$930.00	\$850.00
Plumbing				
Plumbing - General	\$1,149.55	\$6,800.00	\$7,012.00	\$7,500.00
Detention Pit & Pump Maintenance	\$1,500.00	\$1,500.00	\$2,330.00	\$1,000.00
Hot Water System Maintenance	\$2,215.45	\$3,000.00	\$720.00	\$3,000.00
Roofing & Gutters	\$2,040.00	\$1,000.00	\$0.00	\$1,000.00
Rubbish Removal				
Waste Removal	\$66.00	\$450.00	\$676.50	\$450.00
Security & Intercom				
Intercom Repairs / Replacement	\$1,822.50	\$1,300.00	\$1,412.50	\$1,300.00
Strata/Building Administration				
Debt Collection Fees	\$668.22	\$350.00	\$222.74	\$350.00
Inspection Fees	\$80.00	\$90.00	\$78.00	\$90.00
Land Titles & By-Law Registration	\$2,108.09	\$2,300.00	\$2,348.63	\$1,250.00
Management Services	\$12,893.17	\$12,960.00	\$12,582.29	\$12,734.00
Owner Refund	\$0.00	\$0.00	\$613.64	\$0.00
Printing, Postage & Stationery	\$2,194.44	\$3,000.00	\$2,498.00	\$3,700.00
Strata Administration	\$2,866.66	\$4,500.00	\$3,606.27	\$4,500.00
General Expenses	\$0.00	\$500.00	\$2,600.00	\$500.00
Legislative Compliance	\$805.00	\$703.00	\$702.55	\$0.00
Interest On Loan	\$1,442.47	\$0.00	\$0.00	\$0.00
Telephone				
Lift Phone & Phone Charges	\$833.28	\$1,100.00	\$810.54	\$1,100.00
Water				
Water Consumption	\$13,507.80	\$18,500.00	\$19,730.85	\$18,500.00
Total Expenses	\$158,016.57	\$149,663.00	\$176,396.79	\$139,364.00
Surplus / Deficit	(\$774.51)	\$0.00	(\$29,766.85)	\$0.00

Administrative Fund

	Proposed Budget	Actual	Accepted Budget	Variance
	01/08/22 - 31/07/23	01/08/21 - 31/07/22	01/08/21 - 31/07/22	01/08/21 - 31/07/22

Income

Debt Collection Recoveries				
Debt Collection Recoveries-Reversal	\$0.00	(\$162.10)	\$0.00	\$162.10
Debt Collection Recoveries	\$0.00	\$1,113.70	\$0.00	(\$1,113.70)
Expenses Recoveries				
Owner Expense Recoveries	\$0.00	\$100.00	\$0.00	(\$100.00)
Expense Recoveries (GST)	\$0.00	\$77.27	\$0.00	(\$77.27)
Expense Recoveries	\$0.00	\$2,892.20	\$0.00	(\$2,892.20)
Interest				
Interest On Levy Arrears	\$0.00	\$364.95	\$0.00	(\$364.95)
Levy Income				
Contributions - General	\$364,961.00	\$331,539.72	\$351,041.00	\$19,501.28
Total Income	\$364,961.00	\$335,925.74	\$351,041.00	

Expenses

Accounting, Taxation & Banking

Bank Fees	\$50.00	\$42.78	\$50.00	\$7.22
DEFT Process Fees	\$150.00	\$179.29	\$150.00	(\$29.29)
Audit Report	\$850.00	\$834.55	\$770.00	(\$64.55)
BAS & Tax Administration	\$2,000.00	\$1,980.50	\$2,000.00	\$19.50
PAYG Installments	\$4,420.00	\$2,208.00	\$0.00	(\$2,208.00)
Income Tax	\$0.00	\$0.00	\$4,420.00	\$4,420.00

Air Conditioning

Mechanical Ventilation	\$0.00	\$935.00	\$0.00	(\$935.00)
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Building General

General Maintenance	\$3,000.00	\$1,939.55	\$3,000.00	\$1,060.45
Garage Security Gate / Shutter	\$1,500.00	\$1,040.00	\$1,500.00	\$460.00
Locks & Doors	\$3,000.00	\$1,305.00	\$3,000.00	\$1,695.00

Cleaning

Cleaning - General	\$14,000.00	\$13,863.16	\$15,500.00	\$1,636.84
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Electrical

Electrical Repairs	\$1,200.00	\$1,137.36	\$1,200.00	\$62.64
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Electricity

Electricity Consumption	\$10,700.00	\$10,550.55	\$10,200.00	(\$350.55)
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Fire Control

Fire Services	\$29,500.00	\$28,509.45	\$21,200.00	(\$7,309.45)
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Garden & Grounds

Gardening	\$6,400.00	\$781.86	\$6,400.00	\$5,618.14
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Insurance

Insurance Premium	\$28,000.00	\$24,227.12	\$28,000.00	\$3,772.88
Insurance Claims	\$0.00	\$4,059.09	\$0.00	(\$4,059.09)
Insurance Valuation Report	\$270.00	\$0.00	\$270.00	\$270.00

Legal & Professional Services

Building Warranty	\$0.00	\$605,532.46	\$0.00	(\$605,532.46)
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Pest Control

Pest Control - General	\$850.00	\$750.00	\$850.00	\$100.00
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