



Income & Expenditure Statement
for the financial year
to 30/06/2021

Starr Partners Merrylands
1/181 Merrylands Road
MERRYLANDS NSW 2160
Tel: (02) 9354 5600
Fax: (02) 9682 5352
strata@starrstrata.net.au
Starr & Duggan (Real Estate) Pty Ltd

The Owners--Strata Plan 33939

721 Pacific Highway, GORDON NSW 2072

Administrative Fund

Current period

01/07/2020-30/06/2021

Revenue

Insurance Claims	985.00
Interest on Arrears--Admin	17.02
Levies Due--Admin	36,275.20
Status Certificate Fees	119.90
Strata Roll Inspection Fees	68.20

Total revenue 37,465.32

Less expenses

Admin--Agent Disbursements	114.40
Admin--Agent Disburst--Other	198.00
Admin--Agent Disburst--Photocopying	595.98
Admin--Agent Disburst--Postage	22.00
Admin--Agent Disburst--Telephone/Email	250.80
Admin--Bank Charges	143.60
Admin--Income Tax	296.40
Admin--Income Tax Returns	253.00
Admin--Issue Levy Notice & Postage	107.80
Admin--Management Fees--Standard	1,800.00
Admin--Status Certificate Fees Paid	119.90
Admin--Storage Fees	79.20
Admin--Strata Inspection Fees Paid	68.20
Insurance--Premiums	5,059.80
Maint Bldg--Building Report	880.00
Maint Bldg--Electrical	176.00
Maint Bldg--Fire Protection	2,373.76
Maint Bldg--Gutters & Downpipes	1,815.00
Maint Bldg--Intercom	231.00
Maint Bldg--Pest/Vermin Control	792.00
Maint Bldg--Plumbing & Drainage	1,540.00
Maint Bldg--Roof	1,446.50
Maint Grounds--Ground Maintenance	6,836.50
Maint Grounds--Retaining Walls	275.00
Utility--Electricity	1,369.02
Utility--Rubbish Removal	560.00
Utility--Water	2,059.68

Total expenses 29,463.54

Surplus/Deficit 8,001.78



Balance Sheet
As at 30/06/2021

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	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	8,001.78
Owners Equity--Admin	9,479.21
	<u>17,480.99</u>
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	10,670.67
Owners Equity--Capital Works	93,090.97
	<u>103,761.64</u>
Net owners' funds	<u><u>\$121,242.63</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	23,495.99
	<u>23,495.99</u>
Capital Works Fund	
Cash at Bank--Capital Works	42,299.64
Investment #1--Capital Works	25,583.93
Investment #2--Capital Works	14,182.37
Investment #3--Capital Works	11,767.25
Investments--Capital Works	11,408.45
	<u>105,241.64</u>
Unallocated Money	
Cash at Bank--Unallocated	976.31
	<u>976.31</u>
Total assets	<u>129,713.94</u>
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	539.00
Prepaid Levies--Admin	5,476.00
	<u>6,015.00</u>
Capital Works Fund	
Prepaid Levies--Capital Works	1,480.00
	<u>1,480.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	976.31
	<u>976.31</u>
Total liabilities	<u>8,471.31</u>
Net assets	<u><u>\$121,242.63</u></u>

Capital Works Fund**Current period**

01/07/2020-30/06/2021

Revenue

Interest on Arrears--Capital Works	4.60
Interest on Investments--Capital Works	666.07
Levies Due--Capital Works	10,000.00

<i>Total revenue</i>	<u>10,670.67</u>
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Less expenses

<i>Total expenses</i>	<u>0.00</u>
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Surplus/Deficit	<u>10,670.67</u>
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Opening balance	93,090.97
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Closing balance	<u><u>\$103,761.64</u></u>
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The Owners--Strata Plan 33939

721 Pacific Highway, GORDON NSW 2072

Administrative Fund

Current period

01/07/2020-30/06/2021

Opening balance

9,479.21

Closing balance

\$17,480.99