

STRATUM PLAN 120167

ABN: 25 984 160 975

INCOME STATEMENT

FOR THE YEAR ENDED 30 JUNE 2021

	Treas Note	Audit 2021 \$	Budget 2021 \$	Variation 2021 \$	Audit 2020 \$
INCOME					
Body Corporate Levies		95,513	95,251	262	96,427
Sinking Fund		57,680	57,521	159	57,892
Special Contribution - Arts		3,672	3,672	0	2,290
Sundry income (2021 - Tas Networks, 2020 - Firewood)		80	0	80	50
Interest		98	150	(52)	310
		157,043	156,594	449	156,969
Less allocation to sinking fund reserve		59,063	59,054	107	57,892
		97,980	97,541	439	99,077
EXPENDITURE					
Operating expenses					
Audit & Accounting Fees	1	4,000	5,000	(1,000)	4,000
Management Fees	2	15,000	15,000	0	15,000
Electricity (common area & fire station)	3	7,947	8,270	(323)	8,151
Grounds maintenance	4	3,154	3,800	(646)	1,580
Insurance	5	4,781	5,000	(219)	5,037
Repairs & maintenance	6	2,106	10,800	(8,694)	17,987
Sewerage and water maintenance	7	9,308	9,000	308	3,015
Water Consumption	8	6,752	12,000	(5,248)	13,686
Waste Disposal	9	20,826	21,797	(971)	21,080
Miscellaneous Expenses	10	1,299	1,800	(501)	1,357
Other - Legal Expenses		-	5,000	(5,000)	-
Other - Recognition Note of Voluntary Work in Budget		-	7	(7)	-
Total Operating Expenses		75,173	97,474	(22,301)	90,893
Operating Surplus		22,807	67	22,740	8,184
Major Maintenance					
Capital Additions	11	20,754	20,180	574	0
Road and Paving		56,558	60,000	(3,442)	41,718
Capex construction & development		22,095	27,500	(5,405)	0
Other - Underground eval'n, New street lights, Village Green		0	25,000	(25,000)	7,275
Total Major Maintenance (for the year)		99,407	132,680	(33,273)	48,993
Less Transfer from sinking fund reserve		(99,407)	(132,680)	33,273	(48,993)
NET OPERATING SURPLUS/(DEFICIT) FOR THE YEAR	12	22,807	67	22,740	8,184
NET SURPLUS/(DEFICIT) IN SINKING FUND FOR THE YEAR	13	(40,344)	(73,626)	33,282	8,899
TOTAL SURPLUS/(DEFICIT) OF THE CORPORATE BODY	14	(17,537)	(73,559)	56,022	17,083

Treasurer's Notes to Page 3 of Audited Financial Statements - Statement of Income and Expenditure
(supplied with Budget comparison & variation to budget)

1 Audit & Accounting Fees

These fees cover:

Audit & Financial Report
Lodgement of Business Activity Statements (BAS)
Preparation and lodgement of Income Tax Return

2 Management Fees

Contract with Knight Frank as property manager

3 Electricity - Common Area and Fire Station

	<u>Audit</u>	<u>Budget</u>
Street lighting & Village Green lighting	7,384	7,650
The tariff for street lighting dropped by 3.32% for yr		
Fire Station	563	620
The tariff for fire station dropped by 1.38% for yr		
	<u>7,947</u>	<u>8,270</u>

4 Grounds maintenance (for common property)

	<u>Audit</u>	<u>Budget</u>
Garden Maintenance		1,000
Tree in village green - bracing	750	
Vehicles & Equip - nature strips, etc		1,200
vehicle use	909	
Mowing/trimming nature strips	955	
Landscaping/ New Garden Plantings	0	1,000
Sewerage Compound Maintenance (mowing, etc)	540	600
Other mowing		
	<u>3,154</u>	<u>3,800</u>

5 Insurance

We take out insurance to cover Common Property, etc (not private houses/buildings)
We insure from the end of Aug to end of Aug the next year
We changed our insurer in 2019
Our insurance increased by 9.87% with this renewal in August 2020
Despite the increase, it is still significantly lower than we were previously paying
(we were insuring things we did not need to cover)

6 Repairs & Maintenance

	<u>Audit</u>	<u>Budget</u>
Roads and Pavings - R&M	0	9,500
Village-Green poles R&M	0	500
Other electrical R&M	0	200
Storm Water - replacement of Drain cover	0	600
Laneway fence - next to 5 Maxwell	1,116	0
Laneway fence - next to 12 Denison	990	0
	<u>2,106</u>	<u>10,800</u>

7 Sewerage & Water Maintenance

	<u>Audit</u>	<u>Budget</u>
Sewerage maintenance contract with Holamry	2,250	3,600
Sewerage Compound repairs	0	400
Water - infrastructure R&M	0	5,000
Sewerage mains repairs	7,058	0
	<u>9,308</u>	<u>9,000</u>

8 Water Consumption

The rate we pay for our water supply remains the same - \$200 per megalitre.

This year we significantly reduced the volume of water used.

The amounts used over the last 5 years:

2017	36.561 megalitres	
2018	42.778 megalitres	had some leaks
2019	56.522 megalitres	had some leaks.
2020	68.430 megalitres	17.4% increase in usage.
2021	33.758 megalitres	[This Year]

9 Waste Disposal

Contract with Veolia for General Garbage & Recyclables

10 Miscellaneous Expenses

	<u>Audit</u>	<u>Budget</u>
Water Testing	92	0
Copying, printing, postage, mailouts, office supplies	557	1,100
Minute taking for Committee & Gen Meetings	650	700
	<u>1,299</u>	<u>1,800</u>

11 Major Maintenance (Capital / Sinking Fund Expenditure)

	<u>Audit</u>	<u>Particulars</u>	<u>Budget</u>
Water supply - upgrade			20,180
Capital Additions	20,754		
Water main extensions to Valley View (by-pass swimming pool)		20,754.00	
Roads, Streets & Paving - upgrade			87,500
Road and Paving	56,558		
Reseal entrance rd - H'wy to cattle grid		14,211.36	
King St road upgrade, Ramps, kerb edges		42,346.36	
Capex construction & development	22,095		
Prep entrance Rd (H'wy to cattle grid) & parking bay		22,095.00	
	<u>99,407</u>	<u>99,406.72</u>	<u>107,680</u>

12 NET OPERATING SURPLUS/(DEFICIT) FOR THE YEAR

Operating Fund surplus for the year is	22,807
The Budget surplus expected was	67
We spent less than predicted - to the amount of	22,740

13 NET SURPLUS/(DEFICIT) IN SINKING FUND FOR THE YEAR

From Sinking Fund Reserves we used	40,344
The Budget expectation was to use reserves of	73,626
We spent less than predicted - to the amount of	33,282

14 TOTAL SURPLUS/(DEFICIT) OF THE CORPORATE BODY

Between both Funds we used reserves of	17,537
The Budget expectation was to use reserves of	73,559
Between the two funds we spent less by	56,022

Trade Debtors

20,261.98	Levies that unit holders were still to pay at end of year
<u>6,597.90</u>	Funds owed pre Knight Frank as property managers
<u>26,859.88</u>	

16,895.25 was reduced from overdue levies collected through Knight Frank by 2/7/2021

At 30 June 2021 there were 7 unit holders with unpaid levies beyond the current quarter.
We expect all but one of these unit holders to clear their unpaid levies with the current year.
At the end of October 21, there were 4 unit holders with unpaid levies beyond the current quarter.
There are written agreements in place with these 4 unit holders.

Re Funds owed pre Knight Frank as property managers:

At 30/6/2020 the amount owing was \$8,579

At 30/6/2021 the amount owing was \$6,598

There was \$1,981 paid thru the year as per the agreements with these debtors.

Prepaid expenses

811 Is Insurance pre-paid for July and August 2022.

Trade creditors

These are for amounts we owe to others for expenses that occurred this financial year.
They have been accounted for in the current year's figures, although they were paid (or, at the time of audit, due to be paid) in the 2021/2022 year.

Prepaid (Levies) rental control account

These are funds that are paid in advance for levies due in the 2021/2022 year.

Accumulated Funds

These are the balances for our two Funds at the end of the Financial year.

Maintenance / Operating Fund	89,126
Capital Works / Sinking Fund	<u>207,784</u>
Total Body Corporate Funds at 30 June 2021	<u>296,910</u>

More details for the two funds can be found on page 5 of the Audited Financial Statements.