

Statement of Key financial information

Strata Schemes Management Act 2015 (Section 94 (1))

Reporting period 01/11/2022 to 31/10/2023

A statement of key financial information for an administrative fund and capital works is based on Form 2 in Schedule 1 of the Regulations.

OWNERS CORPORATION DETAILS

Strata Plan: 68927

Address of Plan: 13 HUME BOULEVARD KILLARNEY VALE NSW 2261

ADMINISTRATIVE FUND

Balance carried forward from previous reporting period:	(\$572.33)
Total income received during reporting period:	\$10,798.98
Total interest earned by fund during reporting period:	\$57.28
Total contributions paid during reporting period:	\$10,730.70
Total unpaid contributions payable for reporting period:	\$0.00
Total expenditure for maintenance during reporting period:	\$3,990.26
Total expenditure for administration costs during reporting period:	\$8,708.50
Balance of fund at end of reporting period:	(\$2,472.11)

List of principal items of expenditure proposed for next reporting period:

Item	Amount
Owners Corporation Manager - disbursements	1200.00
Owners Corporation Manager - management fees	1660.00
Owners Corporation Manager - schedule B fees	180.00
Owners Corporation Manager - accounting fees	310.00
Owners Corporation Manager - additional services	350.00
Owners Corporation Manager - NSW Strata Hub - Annual	150.00
Electricity	400.00
Garden/Lawn Maintenance	1200.00
Insurance Premiums	4610.00
Pest Control Services	620.00
General Repairs	500.00

Statement of Key financial information

(Continued)

Reporting period 01/11/2022 to 31/10/2023

For Strata Plan 68927

CAPITAL WORKS FUND

Balance carried forward from previous reporting period:	\$5,205.08
Total income received during reporting period:	\$419.02
Total interest earned by fund during reporting period:	\$4.02
Total contributions paid during reporting period:	\$415.00
Total unpaid contributions payable for reporting period:	\$0.00
Total expenditure for maintenance during reporting period:	\$0.00
Total expenditure for administration costs during reporting period:	\$0.00
Balance of fund at end of reporting period:	\$5,624.10

List of principal items of expenditure proposed for next reporting period:

Item	Amount

ANNUAL FINANCIAL STATEMENTS

For the period 1 November 2022 to 31 October 2023

Prepared For

68927

Strata Plan 68927

13 HUME BOULEVARD
KILLARNEY VALE
NSW 2261

Manager

Cathy Avery
BCS Strata Management Pty Ltd

Printed

5 November 2023

Balance Sheet

Administrative & Capital Works Fund

Owners Corporation for Plan No. 68927

As at 31st October 2023

13 HUME BOULEVARD KILLARNEY VALE NSW NSW 2261

ABN/ACN 57154604586

Liability limited by a scheme approved under Professional Standards Legislation

Assets	2023	2022
Cash	4,110.22	5,534.45
Accounts Receivable	0.00	11.00
Total Assets	\$ 4,110.22	\$ 5,545.45

Liabilities

Levies in Advance	Note 7	871.95	700.70
Accounts Payable Liability	Note 8	86.28	209.25
Unallocated Monies Received		0.00	2.75
Total Liabilities		\$ 958.23	\$ 912.70
Net Assets		\$ 3,151.99	\$ 4,632.75

Equity

Administrative Fund	(2,472.11)	(572.33)
Capital Works Fund	5,624.10	5,205.08
Total Equity	\$ 3,151.99	\$ 4,632.75

Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 68927

1 November 2022 to 31 October 2023

13 HUME BOULEVARD KILLARNEY VALE NSW 2261

ABN/ACN 57154604586

Income	Actuals	Actuals
	01/11/21 31/10/22	01/11/22 31/10/23
Levy Fees - normal	9,791.00	10,720.00
Levy Fees - other	21.00	10.70
Mutual Revenue - penalty interest	4.95	57.28
Mutual Revenue - reimbursement	0.00	11.00
Total Administrative Fund Income	9,816.95	10,798.98

Expenditure

Bank Fees & Charges - DEFT fees	0.00	11.00
Cleaning Service - steam, pressure	0.00	850.00
Electrical Repairs	0.00	165.00
Electricity	439.57	355.06
Garden/Lawn Maintenance	560.00	1,842.00
Insurance Premiums	4,576.65	4,280.19
Owners Corporation Manager - NSW Strata Hub - A...	0.00	143.00
Owners Corporation Manager - NSW Strata Hub - In...	0.00	214.50
Owners Corporation Manager - accounting fees	281.14	295.20
Owners Corporation Manager - additional services	156.75	528.06
Owners Corporation Manager - debt recovery	21.00	147.73
Owners Corporation Manager - disbursements	1,056.20	1,142.58
Owners Corporation Manager - management fees	1,506.20	1,581.52
Owners Corporation Manager - schedule B fees	325.50	172.42
Owners Corporation Manager - work order/quotes	146.21	168.30
Pest Control Services	0.00	616.00
Plumbing	269.50	162.20
Roof	429.00	0.00
Taxes, Fees & Charges - NSW Strata Hub Registrat...	0.00	24.00
Total Administrative Fund Expenditure	9,767.72	12,698.76

Summary

Opening Balance as at 1 November 2022	(572.33)
Total Revenue during period	10,798.98
Total Expenditure during period	(12,698.76)
Administrative Fund balance as at 31 October 2023	(\$ 2,472.11)

Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 68927

1 November 2022 to 31 October 2023

13 HUME BOULEVARD KILLARNEY VALE NSW 2261

ABN/ACN 57154604586

Income	Actuals	Actuals
	01/11/21 31/10/22	01/11/22 31/10/23
Levy Fees - normal	1,000.00	415.00
Mutual Revenue - penalty interest	0.00	4.02
Total Capital Works Fund Income	1,000.00	419.02
Expenditure		
Roof	1,881.00	0.00
Total Capital Works Fund Expenditure	1,881.00	0.00
Summary		
Opening Balance as at 1 November 2022		5,205.08
Total Revenue during period		419.02
Total Expenditure during period		0.00
Capital Works Fund balance as at 31 October 2023		\$ 5,624.10

Notes To Financial Statements

Owners Corporation for Plan No. 68927

13 HUME BOULEVARD KILLARNEY VALE NSW NSW 2261

ABN/ACN 57154604586

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: 1	207.15
Lot: 3 Unit: 3	664.80
	\$ 871.95

Note 8 Accounts Payable Liability

Detail	Amount
Energy Australia - DD ACC 0979140000 * Basic - 26/07/2023 - 20/10/2023	86.28
	\$ 86.28

Bank Account Reconciliation

1 November 2022 to 31 October 2023

Owners Corporation for Plan No. 68927

ABN/ACN 57154604586

13 HUME BOULEVARD KILLARNEY VALE NSW 2261
bcs_centralcoast@bcsm.com.au

Manager: BCS Strata Management Pty Ltd - Central Coast

Summary

Closing Ledger Balance	4,110.22
Reconciled Bank Balance	4,110.22
Variance:	0.00

Ledger

Opening Balance	5,534.45
Plus Receipts	11,397.50
Less Payments	12,821.73
Closing Balance	4,110.22

Bank Account (BSB: 182-222 Account #: 2165-06782)

Bank Balance at 31/10/2023	4,110.22
Plus Outstanding Receipts - General Ledger	0.00
Less Outstanding Payments - General Ledger	0.00
Reconciled Bank Balance	4,110.22