

Balance Sheet - S/Plan 68419
"EMPIRE EAST APARTMENTS"
2 DYNEVOR RISE, FLOREAT, WA 6014
 For the Financial Period 01/01/2024 to 27/02/2025

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of Empire East Apartments SP68419 <i>Macquarie Bank BSB: 186-300 Acc No: 239378128</i>	\$25,306.75	\$43,285.36	\$68,592.11
Owners of Empire East Apartments SP68419 INV 2 <i>Macquarie Bank BSB: 186-300 Acc No: 267044824</i>	\$0.00	\$103,939.18	\$103,939.18
Accounts Receivable (Debtors)	\$480.00	\$0.00	\$480.00
Receivable (Levies + Utilities)	\$0.00	\$24.86	\$24.86
Total Assets	\$25,786.75	\$147,249.40	\$173,036.15
Liabilities			
Accounts Payable (GST Free)	\$1,377.88	\$0.00	\$1,377.88
Levies Paid In Advance	\$105.06	\$0.00	\$105.06
Total Liabilities	\$1,482.94	\$0.00	\$1,482.94
Net Assets	\$24,303.81	\$147,249.40	\$171,553.21
Owners Funds			
Opening Balance	\$6,579.04	\$100,107.21	\$106,686.25
Net Income For The Period	\$17,724.77	\$47,142.19	\$64,866.96
Total Owners Funds	\$24,303.81	\$147,249.40	\$171,553.21

Income and Expenditure Statement - S/Plan 68419
"EMPIRE EAST APARTMENTS"
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For the Financial Period 01/01/2024 to 27/02/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$648.01	\$0.00	\$15.75
Levy Income A	\$137,180.20	\$109,780.00	\$109,900.00
National Energy Relief Offset	\$1,050.00	\$0.00	\$325.00
REIMB - By-Law Compliance Fee	\$22.00	\$0.00	\$0.00
REIMB - Debt Collect/Legal	\$308.00	\$0.00	\$88.00
REIMB - Insurance Claim	\$3,391.20	\$0.00	\$0.00
REIMB - Keys/Remote/Fobs	\$662.00	\$0.00	\$382.50
REIMB - Section 110(1) & (2) fee	\$560.00	\$0.00	\$840.00
Total Administrative Fund Income	\$143,821.41	\$109,780.00	\$111,551.25

Expenses

ATO Compliance	\$706.40	\$425.00	\$425.00
Additional Strata Mment Fees	\$649.70	\$500.00	\$468.46
By-Law Compliance	\$22.00	\$0.00	\$0.00
Cleaning	\$16,457.23	\$15,000.00	\$14,986.54
Debt Collection - Expense	\$330.00	\$0.00	\$88.00
Electricity - Common	\$6,891.14	\$6,000.00	\$5,570.26
Fire Protection Equipment	\$7,155.34	\$7,000.00	\$6,144.98
Insurance	\$24,881.00	\$25,000.00	\$23,349.00
Keys, Remotes & Common Seals	\$247.50	\$0.00	\$66.00
M&R - Airconditioning	\$335.50	\$3,500.00	\$4,492.73
M&R - Electrical	\$1,268.47	\$2,750.00	\$2,706.94
M&R - Gardens & Lawns	\$12,898.96	\$7,750.00	\$7,379.79
M&R - General	\$11,689.03	\$3,500.00	\$3,670.50
M&R - Lift	\$7,650.39	\$9,000.00	\$8,407.00
M&R - Lift Telephone	\$1,400.06	\$1,200.00	\$1,201.68
M&R - Plumbing	\$5,965.00	\$1,500.00	\$286.00
M&R - Reticulation/Irrigation	\$0.00	\$500.00	\$0.00
M&R - Security Gates/Doors	\$1,262.25	\$1,500.00	\$4,080.07
Meeting Fees & Expenses	\$678.33	\$600.00	\$385.00
Professional Fees	\$0.00	\$2,500.00	\$0.00
Section 110(1) & Section 110(2) - Fee	\$616.00	\$0.00	\$924.00
Strata Mment Fee	\$12,841.98	\$11,075.00	\$10,648.98
Water Consumption	\$9,664.36	\$6,500.00	\$6,139.44
Window Cleaning	\$2,486.00	\$2,500.00	\$0.00
Working Capital	\$0.00	\$1,970.00	\$0.00

ESM Strata Pty Ltd

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Income and Expenditure Statement - S/Plan 68419 "EMPIRE EAST APARTMENTS" 2 DYNEVOR RISE, FLOREAT, WA 6014 For the Financial Period 01/01/2024 to 27/02/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	\$126,096.64	\$110,270.00	\$101,420.37
Administrative Fund Surplus/Deficit	\$17,724.77	\$(490.00)	\$10,130.88

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Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$203.01	\$0.00	\$4.61
Interest on Term Deposits - R	\$3,939.18	\$0.00	\$1,529.08
Levy Income R	\$43,000.00	\$34,400.00	\$34,400.00
Total Reserve Fund Income	\$47,142.19	\$34,400.00	\$35,933.69
Expenses			
10 Yr Maintenance Plan	\$0.00	\$0.00	\$109,389.21
Total Reserve Fund Expenses	\$0.00	\$0.00	\$109,389.21
Reserve Fund Surplus/Deficit	\$47,142.19	\$34,400.00	\$(73,455.52)