

ANNUAL FINANCIAL STATEMENTS

For the period 1 April 2021 to 31 March 2022

Prepared For

Emerald Lakes - The Quays

CTS 33891

Emerald Lakes - The Quays
CARRARA QLD 4211

Manager

Mike Murray

Community Strata Pty Ltd Who is this entity? Tia Value Strata
Management

Printed

5 May 2022

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Emerald Lakes - The Quays CTS 33891

As at 31st March 2022

Emerald Lakes - The Quays CARRARA QLD 4211

ABN/ACN 23 285 232 187

Assets	No 2021 YEAR Numbers	2022
Cash		332,231.59
Investment Account	Note 9	366,418.39
Accounts Receivable	Note 10	433.15
Levies in Arrears	Note 11	10,932.05
GST Asset		7,655.19
Total Assets		\$ 717,670.37
Liabilities		
Levies in Advance	Note 13	32,834.22
Accounts Payable Liability	Note 14	83,014.80
Unallocated Monies Received	Note 12	6,408.59
GST balance to disburse		8,483.91
Total Liabilities		\$ 130,741.52
Net Assets		\$ 586,928.85
Equity		
Administrative Fund		ITEM 2.b) (13,703.87)
Sinking Fund		600,632.72
Total Equity		\$ 586,928.85

Balance Sheet Errors

Where are the 2021 Year comparisons, as required?

Notes are numbered 9 thru 14 but are not included or attached?

(Notes should start at number 1 in any case)

NB

Item 2b noted above (-13,703.87); Item 2b as noted on page 3 (\$309,295.80); and Item 4a on page 2 of the Admin Budget (13,766.87); should all have the same value.

Income and Expenditure Statement

Administrative Fund

Body Corporate for Emerald Lakes - The Quays CTS 33891

1 April 2021 to 31 March 2022

Emerald Lakes - The Quays CARRARA QLD 4211

ABN/ACN 23285232 187

Income	Budget	Actuals	Variance \$	Variance %
Common Property	0.00	152.01	152.01	100
Discount Levies - normal	(104,000.00)	(99,228.71)	4,771.29	(100)
Intercom & Security System	0.00	45.45	45.45	100
Levy Fees - normal	520,000.00	519,168.86	(831.14)	(0)
Levy Fees - other	0.00	527.22	527.22	100
Levy Fees - water ## Should be Revenue/Expense Neutral	0.00	56,669.84	56,669.84	100
Mutual Revenue - recoveries	0.00	45.45	45.45	100
Mutual Revenue - reimbursement	0.00	30.02	37.02	100
Mutual Revenue - security devices	0.00	90.90	90.90	100
Sundry Revenue	0.00	(7,454.50)	(7,454.50)	100
Sundry Revenue - expense recoveries (Electricity)	0.00	426.01	426.01	100
Sundry Revenue - expense recoveries (Service fee)	3,616.00	0.00	(3,616.00)	(100)
Sundry Revenue - expense recoveries (Water)	61,000.00	0.00	(61,000.00)	(100)
Sundry Revenue - income tax refund	0.00	134.55	134.55	100
Total Administrative Fund Income	480,616.00	470,954.10	(9,661.90)	(2)

Expenditure	Budget	Actuals	Variance \$	Variance %
Accountant - BAS/IAS fees	1,100.00	675.00	425.00	39
Accountant - company tax returns	275.00	0.00	275.00	100
Administration - Additional Disbursements	0.00	4,461.50	(4,461.50)	(100)
Administration - Additional Services	0.00	10,896.52	(10,896.52)	(100)
Administrative Fees & Charges	1,765.00	1,118.83	646.17	37
Administrative Fees & Charges - Software licence fee	0.00	745.80	(745.80)	(100)
Auditor No Audit Actual	1,735.00	0.00	1,735.00	100
Automatic Door Maintenance	1,220.00	1,164.00	56.00	5
Bank Fees & Charges - DEFT fees	230.00	402.82	(172.82)	(75)
Bank Fees & Charges - account keeping fees	110.00	81.45	28.55	26
Body Corporate Manager	20,060.00	10,316.50	9,743.50	49
Body Corporate Manager - Audit Preparation Fee	920.00	0.00	920.00	100
Body Corporate Manager - Extra duties	715.00	0.00	715.00	100
Caretaking Services ITEM 1.a)	157,400.00	104,989.65	52,410.35	33
Electrical Repairs	1,970.00	1,735.24	234.76	12
Electricity - charges	8,060.00	7,526.06	533.94	7
Fire Protection Services	2,160.00	1,207.58	952.42	44
Garden/Lawn Maintenance	10,000.00	1,437.85	8,562.15	86
Gas	510.00	244.05	265.95	52
Insurance Premiums	53,388.00	59,422.34	(6,034.34)	(11)
Insurance Premiums - Broker Fee	2,525.00	0.00	2,525.00	100
Insurance Premiums - Underwriter Levy	3,509.00	0.00	3,509.00	100
Insurance Premiums - stamp duty component	5,285.00	5,285.43	(0.43)	(0)
Intercom & Security System	1,000.00	728.00	272.00	27
Legal Services	0.00	1,902.50	(1,902.50)	(100)
Minor Building Maintenance	25,000.00	5,357.97	19,642.03	79
Pest Control Services ITEM 1.b)	12,000.00	3,723.64	8,276.36	69
Plumbing Maintenance	1,440.00	683.00	757.00	53
Pools, Spas & Saunas	5,000.00	6,369.24	(1,369.24)	(27)
Secret Ballot Scrutineer	0.00	1,218.18	(1,218.18)	(100)
Shared Facilities	0.00	126,333.89	(126,333.89)	(100)
Shared Facilities - PBCAF Levy	86,726.00	0.00	86,726.00	100
Shared Facilities - PBCSF Levy	15,766.00	0.00	15,766.00	100

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for Emerald Lakes The Quays CTS 33891

1 April 2021 to 31 March 2022

Emerald Lakes- The Quays CARRARA QLD4211

ABN/ACN 23265232 187

Expenditure	Budget	Actuals	Variance \$	Variance %
Sundry Expenditure	0.00	114.00	(114.00}	(100)
Water ## Should be Revenue/Expense Neutral	62,840.00	74,205.09	{11,365.09}	(18)
Water-invoicing costs	3,616.00	0.00	3616.00	100
Total Administrative Fund Expenditure	486,325.00	432,346.13	53,978.87	11

Summary

Opening Administrative Fund Balance as at 1 April 2021	ITEM 2.a) s/b 9,951.93	270,687.83
Total Administrative Fund Revenue during period		470,954.10
Administrative Fund Expenditure during period		(432,346.13}
Total Administrative Fund balance as at 31 March 2022	ITEM 2.b) s/b 48,559.90	\$ 309,295.80

Income and Expenditure Statement

Sinking Fund

Body Corporate for Emerald Lakes - The Quays CTS 33891

1 April 2021 to 31 March 2022

Emerald Lakes - The Quays CARRARA QLD 4211

ABN/ACN 23285232 187

Income	Budget	Actuals	Variance \$	Variance %
Discount Levies - nonnal	(39,090.91}	(37,305.72}	1,785.19	(100}
Investment Transactions - interest received	0.00	16553	165.53	100
Levy Fees - normal	195,454.55	195,454.97	0.42	0
Total Sinking Fund Income	156,363.64	158,314.78	1951.14	1

Expenditure	Budget	Actuals	Variance \$	Variance %
Automatic Door Maintenance	0.00	2,436.36	(2,436.36}	(100}
Consultant - Building Compliance / BWOFF(Building Warranty of Fit...	0.00	23,760.00	(23,760.00}	(100}
Mail Boxes	2,605.00	0.00	2,605.00	100
Minor Building Maintenance	4,074.00	27,982.72	(23,908.72}	(587}
Pools, Spas & Saunas	0.00	3,240.00	(3,240.00}	(100}
Roof	0.00	5,488.00	(5,488.00}	(100}
Roof-maintenance	144,200.00	109,129.00	35,071.00	24
Roof Systems - membranes	5,150.00	0.00	5,150.00	100
Stairs/stairwell	22,866.00	0.00	22,866.00	100
Total Sinking Fund Expenditure	178,895.00	172,036.08	6858.92	4

Summary

Opening Sinking Fund Balance as at 1 April 2021	248,101.16
Opening Investment Fund Balance as at 1 April 2021	366,252.86
	614,354.02
Total Sinking Fund Revenue during period	158,314.78
Total Sinking Fund Expenditure during period	(172,036.08)
Closing Sinking Fund Balance as at 31 March 2022	234,214.33
Closing Investment Fund Balance as at 31 March 2022	366,418.99
Total Sinking Fund balance as at 31 March 2022	ITEM 3.a) \$ 600,632.72