



VILLA POLA CTS 24510

BALANCE SHEET

AS AT 31 DECEMBER 2023

	ACTUAL 31/12/2023	ACTUAL 31/12/2022
<u>OWNERS FUNDS</u>		
Administrative Fund	(518.35)	358.51
Sinking Fund	8,689.00	6,494.50
<u>TOTAL</u>	<u>\$ 8,170.65</u>	<u>\$ 6,853.01</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	12,170.65	6,853.01
<u>TOTAL ASSETS</u>	<u>12,170.65</u>	<u>6,853.01</u>
<u>LIABILITIES</u>		
Levies In Advance	4,000.00	0.00
<u>TOTAL LIABILITIES</u>	<u>4,000.00</u>	<u>0.00</u>
<u>NET ASSETS</u>	<u>\$ 8,170.65</u>	<u>\$ 6,853.01</u>



VILLA POLA CTS 24510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2023 TO 31 DECEMBER 2023

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/23-31/12/23	01/01/23-31/12/23		01/01/22-31/12/22
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	9,289.50	10,303.30	(1,013.80)	8,656.50
TOTAL ADMIN. FUND INCOME	9,289.50	10,303.30	(1,013.80)	8,656.50
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	15.20	30.00	(14.80)	22.27
Cleaning	260.36	240.00	20.36	236.36
Contract Monitoring	132.00	132.00	0.00	0.00
Electricity	600.38	700.00	(99.62)	682.51
Gardening	720.00	260.00	460.00	260.00
Insurance	5,661.00	5,400.00	261.00	4,763.17
Insurance Work Cover	200.00	200.00	0.00	190.48
Insuranc - S/Duty - Gst Free	0.00	400.00	(400.00)	391.67
R & M - Electrical	0.00	150.00	(150.00)	143.59
R & M - Fire Control	185.90	200.00	(14.10)	198.00
Strata Management Fees	1,093.14	1,104.07	(10.93)	1,037.62
Strata Management Admin/Other	803.00	638.00	165.00	565.40
Strata Management Disbursement	181.98	184.23	(2.25)	175.44
Strata Management Extra Servs	313.40	500.00	(186.60)	794.02
Income Tax Preparation	0.00	165.00	(165.00)	165.00
Workplace Safety	0.00	0.00	0.00	226.80
TOTAL ADMIN. EXPENDITURE	10,166.36	10,303.30	(136.94)	9,852.33
<u>SURPLUS / DEFICIT</u>	\$ (876.86)	\$ 0.00	\$ (876.86)	\$ (1,195.83)
Opening Admin. Balance	358.51	358.51	0.00	1,554.34
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (518.35)	\$ 358.51	\$ (876.86)	\$ 358.51



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2023 TO 31 DECEMBER 2023

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/23-31/12/23	01/01/23-31/12/23		01/01/22-31/12/22
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	2,194.50	2,400.00	(205.50)	2,400.00
<u>TOTAL SINKING FUND INCOME</u>	<u>2,194.50</u>	<u>2,400.00</u>	<u>(205.50)</u>	<u>2,400.00</u>
<u>EXPENDITURE - SINKING FUND</u>				
Insurance Valuation	0.00	0.00	0.00	420.00
Contractors Monitoring	0.00	0.00	0.00	132.00
R & M Fire Audit	0.00	0.00	0.00	220.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>772.00</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 2,194.50</u>	<u>\$ 2,400.00</u>	<u>\$ (205.50)</u>	<u>\$ 1,628.00</u>
Opening Sinking Fund Balance	6,494.50	6,494.50	0.00	4,866.50
<u>SINKING FUND BALANCE</u>	<u>\$ 8,689.00</u>	<u>\$ 8,894.50</u>	<u>\$ (205.50)</u>	<u>\$ 6,494.50</u>