Auckland Property Management Ltd Licensed (REAA 2008), MREINZ

145 Manukau Road, Epsom PO Box 28510 Remuera Auckland, New Zealand P: 64-9-638 2500 F: 64-9-639 0873 rentals@aucklandproperty.net www. aucklandproperty.net

Approved Budget to apply from 01/04/2022



34-36 Growers Lane - BC 324296

34-36 Growers Lane, Mangere Auckland 2024

General

	Adminis	trative Fund		
		Approved	Actual	Previous
		buaget	01/04/2021-31/03/2022	budget
Revenue	•			
142300	Admin Rebate	0.00	19.63	0.00
142500	Interest on ArrearsAdmin	0.00	42.44	0.00
143000	Levies DueAdmin	24,432.15	22,681.86	22,681.85
7	Total revenue	24,432.15	22,743.93	22,681.85
Less exp	penses			
154000	AdminAdministration FeeStandard	6,090.00	5,800.00	5,800.00
152004	AdminHealth & Safety Plan	700.00	0.00	0.00
159100	InsurancePremiums	18,304.23	16,190.56	16,190.56
159200	InsuranceValuation	0.00	0.00	600.00
167200	Maint BldgGeneral Repairs	500.00	0.00	500.00
7	Total expenses	25,594.23	21,990.56	23,090.56
Surplus/	Deficit	(1,162.08)	753.37	(408.71)
0	pening balance	1,162.08	408.71	408.71
Closing	balance	\$0.00	\$1,162.08	\$0.00
Total unit	ts of entitlement	100004		100004
Levy con	tribution per unit entitlement	\$0.24		\$0.23

General

Long	Term	Main	tenan	CA	Fund	ĺ
LOHU	renn	iviairi	tenan	ICE	runa	

Long rom	i manitonano i ant		
_	Approved budget	Actual 01/04/2021-31/03/2022	Previous budget
Revenue			
242500 Interest on ArrearsLTMF	0.00	29.94	0.00
242600 Interest on InvestmentsLTMF	0.00	13.23	0.00
243000 Levies DueLTMF	16,000.00	16,000.04	16,000.00
Total revenue	16,000.00	16,043.21	16,000.00
Surplus/Deficit	16,000.00	16,043.21	16,000.00
Opening balance	28,321.87	12,278.66	12,278.66
Closing balance	\$44,321.87	\$28,321.87	\$28,278.66
Total units of entitlement	100004		100004
Levy contribution per unit entitlement	\$0.16		\$0.16



ANNUAL REPORTS

for the financial year to 31/03/2023

Body Corporate 324296

34-36 Growers Lane, Mangere Auckland 2024

Manager: Toni Heath

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Spartik House, Level: 6 8 Edward Wayte Place, Grafton, 102: Auckland, New Zealan

Balance Sheet

As at 31/03/2023

34-36 Growers Lane - BC 324296	34-36 Growers Lane, Mangere Auckland 2024
	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/DeficitAdmin	(409.36)
Owners EquityAdmin	1,162.08
	752.72
Long Term Maintenance Fund	
Operating Surplus/DeficitLTMF	16,027.71
Owners EquityLTMF	28,321.87
	44,349.58
Net owners' funds	\$45,102.30
Represented by:	
Assets	
Administrative Fund	
Cash at BankAdmin	705.06
ReceivableOtherAdmin	47.66
	752.72
Long Term Maintenance Fund	
Cash at BankLTMF	44,346.71
Investment #1 - SavingsLTMF	2.87
	44,349.58
Unallocated Money	
Cash at BankUnallocated	1,275.41
	1,275.41
Total assets	46,377.71
Less liabilities	
Administrative Fund	
	0.00
Long Term Maintenance Fund	
ŭ	0.00
Unallocated Money	
Prepaid LeviesUnallocated	1,275.41
·	1,275.41
Total liabilities	1,275.41
Net assets	\$45,102.30
	```



Spartik House, Level 2 6 8 Edward Wayte Place, Grafton, 102: Auckland, New Zealan

Income & Expenditure Statement for the financial year to 31/03/2023

34-36 Growers Lane - BC 324296

34-30 Glowers Lane - BC 324290	34 30 Growers Earle, Mangere Additant 2024				
Admin	istrative Fund				
	Current period	Annual budget	Previous year		
	01/04/2022-31/03/2023 0	1/04/2022-31/03/2023	01/04/2021-31/03/2022		
Revenue					
Admin Rebate	47.66	0.00	19.63		
Interest on ArrearsAdmin	34.13	0.00	42.44		
Levies DueAdmin	24,432.09	24,432.15	22,681.86		
Total revenue	24,513.88	24,432.15	22,743.93		
Less expenses					
AdminAdministration FeeStandard	6,090.00	6,090.00	5,800.00		
AdminHealth & Safety Plan	0.00	700.00	0.00		
InsurancePremiums	18,304.24	18,304.23	16,190.56		
InsuranceValuation	529.00	0.00	0.00		
Maint BldgGeneral Repairs	0.00	500.00	0.00		
Total expenses	24,923.24	25,594.23	21,990.56		
Surplus/Deficit	(409.36)	(1,162.08)	753.37		
Opening balance	1,162.08	1,162.08	408.71		
Closing balance	\$752.72	\$0.00	\$1,162.08		
	————	Ψ0.00	Ψ1,10 2 .00		

04.00	O	1	\Box	004000
.545D	Growers	i ane -	\mathbf{D}	3/4/9h

Long Term Maintenance Fund								
_	Current period	Annual budget	Previous year					
	01/04/2022-31/03/2023 0	1/04/2022-31/03/2023	01/04/2021-31/03/2022					
Revenue								
Interest on ArrearsLTMF	22.35	0.00	29.94					
Interest on InvestmentsLTMF	5.32	0.00	13.23					
Levies DueLTMF	16,000.04	16,000.00	16,000.04					
Total revenue	16,027.71	16,000.00	16,043.21					
Less expenses								
Total expenses	0.00	0.00	0.00					
Surplus/Deficit	16,027.71	16,000.00	16,043.21					
Opening balance	28,321.87	28,321.87	12,278.66					
Closing balance	\$44,349.58	\$44,321.87	\$28,321.87					



for the financial year from 01/04/2022 to 31/03/2023

34-36 (Growers Lane - BC 324296	34-36 Growe	rs Lane, Ma	ngere	Aucklar	nd 2024	
Date	Details	Payee	Amount	Status	Туре	Ref.No.	Payment No.
Genera	al						
	Ad	dministrative Fund					
AdminA	Administration FeeStandard 154000						
04/07/202	2 Administration Fees July 2022	Auckland Property	6,090.00	Paid	DE		195712
			\$6,090.00				
AdminA	APM Debt Recovery Costs 155005						
12/08/202	2 Lot 9: Debt administration fees		(86.25)		Ow.Inv		
16/09/202	2 Lot 9: Debt administration fees		(172.50)		Ow.Inv		
02/12/202	2 Debt administration fees December 2022	Auckland Property	172.50	Paid	DE		204900
02/12/202	2 Debt Administration Fees-final notice	Auckland Property	86.25	Paid	DE		204900
	December 202						
Admin C	Sections 146/147/148 Fees 156000		\$0.00				
	Sections 146/147/148 Fees 156000 Reversal: Accrual Disclosure Fee FY2022		(220.25)		Jnl	43454	
		Augkland Proporty	(339.25)	Doid	DE	43434	191039
	2 FYE Mar-22 Disclosure Fee	Auckland Property		raiu	Ow.Inv		191039
06/07/202	2 Lot 7: Unit 10 Section 146 Pre-Contract Disclosure		(339.25)		Ow.inv		
02/08/202	2 Disclosure Statement Fees August 2022	Auckland Property	339.25	Paid	DE		197675
15/08/202	2 Lot 7: Unit 10 Section 147 Pre-Settlement Disclosu		(373.75)		Ow.Inv		
04/10/202	2 Disclosure Statement Fees October 2022	Auckland Property	373.75	Paid	DE		201314
		, ,	\$0.00				
nsuranc	ePremiums 159100		ψ0.00				
	2 Insurance Renewal 02/05/22 - 02/05/23 (part	Marsh Ltd	3,304.24	Paid	DE	102099114	194703
	pay)		4= 000 00	5 · ·	D.F.	100000444	000040
12/09/202	2 Insurance Renewal 02/05/22 - 02/05/23 (balance)	Marsh Ltd	15,000.00	Paid	DE	102099114	200243
	`		\$18,304.24				
nsuranc	eValuation 159200						
12/04/202	2 Insurance Valuation	Opteon New Zealand Limited	529.00	Paid	DE	14266757-1	193109
			\$529.00				
		Total expenses	\$24,923.24				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Spartik House, Level 2 6 8 Edward Wayte Place, Grafton, 1023 Auckland, New Zealand PH: +64-9-638-2501

PH: +64-9-638-2500 reception@apm.kiwi www.apm.kiwi

Investments As of 31/03/2023

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 324296	34-36 Growers Lane, Mangere	e Auckland	2024		
ASB Bank Limited	Growers Lane LTMF	123111	0008228 037	0.00	2.87



ANNUAL REPORTS

for the financial year to 31/03/2024

Body Corporate 324296

34-36 Growers Lane, Mangere Auckland 2024

Manager: Toni Heath

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Balance Sheet As at 31/03/2024

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

34-36 Growers Lane - BC 324296

Owners' funds 1,163.96 Operating Surplus/DeficitAdmin 1,163.96 Owners EquityAdmin 752.72 1,916.68 1,916.68 Long Term Maintenance Fund 16,008.47 Operating Surplus/DeficitLTMF 16,008.47 Owners EquityLTMF 44,349.58 60,358.05 60,358.05 Net owners' funds \$62,274.73 Represented by: Assets Administrative Fund 2,256.16 Cash at BankAdmin 2,256.16 Long Term Maintenance Fund 50,011.30 Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 G0,358.05 Unallocated Money Cash at BankUnallocated 930.63 Total assets 63,544.84 Less liabilities 60.375 Administrative Fund 603.75 Accrued ExpensesAdmin (264.27) 339.48 10.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 930.63 930.63 930.63 930.63		Current period	
Operating Surplus/DeficitAdmin Owners EquityAdmin 1,163.96 752.72 1,916.68 Long Term Maintenance Fund Operating Surplus/DeficitLTMF A4,349.58 60,358.05 16,008.47 16,00	Owners' funds		
Owners EquityAdmin 752.72 1,916.68 1,916.68 Long Term Maintenance Fund 16,008.47 Operating Surplus/DeficitLTMF 16,008.47 Owners EquityLTMF 44,349.58 60,358.05 60,358.05 Net owners' funds \$62,274.73 Represented by:	Administrative Fund		
1,916.68	Operating Surplus/DeficitAdmin	1,163.96	
Long Term Maintenance Fund	Owners EquityAdmin	752.72	
Operating Surplus/DeficitLTMF 16,008.47 Owners EquityLTMF 44,349.58 60,358.05 60,358.05 Net owners' funds \$62,274.73 Represented by: Assets Administrative Fund 2,256.16 Cash at BankAdmin 2,256.16 Long Term Maintenance Fund 2,256.16 Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 60,358.05 60,358.05 Unallocated Money 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund Unallocated Money 0.00 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11		1,916.68	
Owners EquityLTMF 44,349.58 60,358.05 Net owners' funds \$62,274.73 Represented by: Assets Administrative Fund Cash at BankAdmin 2,256.16 Long Term Maintenance Fund Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 60,358.05 0.011.30 Unallocated Money Cash at BankUnallocated 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund 0.00 Unallocated Money Prepaid LeviesUnallocated 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Long Term Maintenance Fund		
Net owners' funds \$62,274.73	Operating Surplus/DeficitLTMF	16,008.47	
Represented by: Assets Administrative Fund Cash at BankAdmin 2,256.16 Long Term Maintenance Fund 2,256.16 Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 60,358.05 60,358.05 Unallocated Money 930.63 Cash at BankUnallocated 930.63 930.63 930.63 Administrative Fund 603.75 Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 1,270.11 Unallocated Money Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Owners EquityLTMF		
Represented by: Assets		60,358.05	
Administrative Fund	Net owners' funds	\$62,274.73	
Assets Administrative Fund Cash at BankAdmin Cash at BankLTMF Long Term Maintenance Fund Cash at BankLTMF Investment #1 - SavingsLTMF Unallocated Money Cash at BankUnallocated Cash at BankUnallocated Administrative Fund Accrued ExpensesAdmin Accrued ExpensesAdmin CreditorsOtherAdmin Unallocated Money Prepaid LeviesUnallocated 930.63 000 Unallocated Money Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Represented by:		
Administrative Fund 2,256.16 Cash at BankAdmin 2,256.16 Long Term Maintenance Fund 10,346.75 Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 60,358.05 60,358.05 Unallocated Money 930.63 Cash at BankUnallocated 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund Unallocated Money 0.00 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11			
2,256.16			
Cash at BankLTMF	Cash at BankAdmin	2,256.16	
Long Term Maintenance Fund 10,346.75 Cash at BankLTMF 50,011.30 Investment #1 - SavingsLTMF 50,011.30 60,358.05 60,358.05 Unallocated Money 930.63 Cash at BankUnallocated 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 1,264.27 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11		•	
Cash at BankLTMF 10,346.75 Investment #1 - SavingsLTMF 50,011.30 60,358.05 60,358.05 Unallocated Money 930.63 Cash at BankUnallocated 930.63 930.63 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund Unallocated Money 0.00 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Long Term Maintenance Fund	,	
Investment #1 - SavingsLTMF 50,011.30 60,358.05 Unallocated Money	<u> </u>	10,346.75	
Unallocated Money	Investment #1 - SavingsLTMF		
Cash at BankUnallocated 930.63 930.63 930.63 Total assets 63,544.84 Less liabilities 603.75 Administrative Fund 603.75 CreditorsOtherAdmin (264.27) 339.48 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	-	60,358.05	
Total assets 930.63 Total assets 63,544.84 Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund Unallocated Money Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Unallocated Money		
Total assets 63,544.84 Less liabilities 63,544.84 Administrative Fund 603.75 Accrued ExpensesAdmin (264.27) CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Cash at BankUnallocated	930.63	
Less liabilities Administrative Fund Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11		930.63	
Administrative Fund 603.75 Accrued ExpensesAdmin (264.27) CreditorsOtherAdmin 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Total assets	63,544.84	
Accrued ExpensesAdmin 603.75 CreditorsOtherAdmin (264.27) 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Less liabilities		
CreditorsOtherAdmin (264.27) 339.48 339.48 Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	Administrative Fund		
Cong Term Maintenance Fund 339.48	Accrued ExpensesAdmin	603.75	
Long Term Maintenance Fund 0.00 Unallocated Money 930.63 Prepaid LeviesUnallocated 930.63 Total liabilities 1,270.11	CreditorsOtherAdmin	(264.27)	
Unallocated Money Prepaid LeviesUnallocated 930.63 930.63 Total liabilities 1,270.11		339.48	
Unallocated Money Prepaid LeviesUnallocated 930.63 930.63 Total liabilities 1,270.11	Long Term Maintenance Fund		
Prepaid LeviesUnallocated 930.63 930.63 930.63 Total liabilities 1,270.11		0.00	
Total liabilities 930.63 701 1,270.11	Unallocated Money		
Total liabilities 1,270.11	Prepaid LeviesUnallocated		
		930.63	
Net assets \$62,274.73	Total liabilities	1,270.11	
	Net assets	\$62,274.73	





Income & Expenditure Statement for the financial year to 31/03/2024

E: reception@apm.kiwi
www.apm.kiwi
apm is the trading name of Auckland Property Management Limited

34-36 Growers	I ane -	BC 324296
OT OU CIOWOIS	Lanc	00 027200

		, 3	
Adminis	trative Fund		
	Current period	Annual budget	Previous year
	01/04/2023-31/03/2024 0	1/04/2023-31/03/2024	01/04/2022-31/03/2023
Revenue			
Admin Rebate	264.27	0.00	47.66
Income Tax Refund	1.01	0.00	0.00
Interest - Operating Account	1,158.99	0.00	0.00
Interest on ArrearsAdmin	0.00	0.00	34.13
Levies DueAdmin	32,000.08	32,000.00	24,432.09
Total revenue	33,424.35	32,000.00	24,513.88
Less expenses			
AdminAdministration FeeStandard	6,490.00	6,490.00	6,090.00
AdminAPM Investment Admin Fee	86.93	0.00	0.00
AdminHealth & Safety Plan	781.00	868.00	0.00
AdminLong Term Maintenance Fund Plan	1,024.00	1,138.00	0.00
InsurancePremiums	23,878.46	23,878.46	18,304.24
InsuranceValuation	0.00	550.00	529.00
Maint BldgGeneral Repairs	0.00	500.00	0.00
Total expenses	32,260.39	33,424.46	24,923.24
Surplus/Deficit	1,163.96	(1,424.46)	(409.36)
Opening balance	752.72	752.72	1,162.08
Closing balance	\$1,916.68	-\$671.74	\$752.72

Long Term	Maintenance Fund		
	Current period	Annual budget	Previous year
	01/04/2023-31/03/2024 0	1/04/2023-31/03/2024	01/04/2022-31/03/2023
Revenue			
Interest on ArrearsLTMF	0.00	0.00	22.35
Interest on InvestmentsLTMF	9.10	0.00	5.32
Levies DueLTMF	16,000.04	16,000.00	16,000.04
Total revenue	16,009.14	16,000.00	16,027.71
Less expenses			
AdminAPM Investment Admin Fee	0.67	0.00	0.00
Maint BldgBuilding Wash	0.00	5,000.00	0.00
Total expenses	0.67	5,000.00	0.00
Surplus/Deficit	16,008.47	11,000.00	16,027.71
Opening balance	44,349.58	44,349.58	28,321.87
Closing balance	\$60,358.05	\$55,349.58	\$44,349.58



Detailed Expenses for the financial year from 01/04/2023 to 31/03/2024

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500
E: reception@apm.kiwi
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m is the tradling name of Auckland Property Management Limited

34-36 Growe	rs Lane - BC 324296	34-36 Grov	vers Lane, Mangere	Auckla	nd 2024	
Date Detail	s	Payee	Amount Status	Туре	Ref.No.	Payment No.
General						
	A	dministrative Fund				
Admin - Rebate (I	Expense) 152300					
01/04/2023 Admin	Rebate FY 2022	Auckland Property	(47.66) Paid	DE		217701
09/01/2024 Admin	Rebate FY 2023		(264.27) Paid	Inv	2023	
31/03/2024 Recode	e: Admin Rebate FY2022		47.66	Jnl	57349	
31/03/2024 Recode	e: Admin Rebate FY2023		264.27	Jnl	57350	
			\$0.00			
AdminAdminist	ration FeeStandard 154000					
)4/07/2023 Adminis	stration Fees July 2023	Auckland Property	6,490.00 Paid	DE		217701
			\$6,490.00			
AdminAPM Deb	t Recovery Costs 155005					
	Debt administration fees		(126.50) Cance	el Ow.lnv		
21/09/2023 Owner	invoice cancellation for lot: 9/324296		126.50 Cance	el Ow.lnv		
1/10/2023 Lot 9: I	Debt Administration fees		(253.00) Cance	el Ow.Inv		
1/10/2023 Owner	invoice cancellation for lot: 9/324296		253.00 Cance	el Ow.Inv		
			\$0.00			
AdminAPM Inve	estment Admin Fee 151401					
29/09/2023 Admin t Accoun	fee on net interest on Operating It		11.64	Jnl	51571	
31/10/2023 Admin t Accoun	fee on net interest on Operating It		13.27	Jnl	52605	
Accoun			12.54	Jnl	54466	
31/12/2023 Admin f Accoun	fee on net interest on Operating It		12.15	Jnl	54880	
31/01/2024 Admin f Accoun	fee on net interest on Operating		13.88	Jnl	55468	
29/02/2024 Admin f Accoun	fee on net interest on Operating		12.23	Jnl	55992	
31/03/2024 Admin 1 Accoun	fee on net interest on Operating It		11.22	Jnl	56640	
			\$86.93			
AdminHealth &	Safety Plan 152004					
21/08/2023 Safety	Report Aug-23	Solutions in Engineering	781.00 Paid	DE	342979	220919
			\$781.00			
AdminLong Ter	m Maintenance Fund Plan 1520	06				
22/08/2023 Prepara	ation LTMP Aug-23	Solutions in Engineering	1,024.00 Paid	DE	343031	220919
			\$1,024.00			
AdminSections	146/147/148 Fees 156000					
9/03/2024 Lot 1: L	Jnit 16, Section 146 Pre-Contract		(603.75)	Ow.Inv		
Disclos	ur		602.75	lal.	57254	
51/U3/ZUZ4 Accrual	l: Sections 146/147/148 Fees		603.75	Jnl	57351	

34-36 Growers Lane - BC 324296		34-36 Grow	ers Lane, Ma	ngere	Aucklan	d 2024	
Date Details	Payee		Amount S	Status	Туре	Ref.No.	Payment No.
General							
			\$0.00				
InsurancePremiums 159100							
31/05/2023 Business Package Policy 02/05/23 - 02/05/24	Marsh Ltd		23,878.46	Paid	DE	102196783	215813
			\$23,878.46				
	Tota	l expenses	\$32,260.39				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

34-36 (Growers Lane - BC 32	4296 34-3	34-36 Growers Lane, Mangere Auckland 2024					
Date	Details	Payee	Ar	mount Status	Type	Ref.No.	Payment No.	
Genera	al							
		Long Term Maintena	nce Fund					
AdminA	APM Investment Admin Fee	251401						
28/03/2024	4 Admin fee on investment			0.67	Jnl			
				\$0.67				
		Total expe	nses	\$0.67				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Creditors As at 31/03/2024

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

34-36 Growers Lane - BC 324296		e - BC 324296	34-36 Growers Lane, Mangere Auckland 2024	
Due date	Invoice	Description	Amount	GST
Auckland P	roperty Ma	nagement Ltd		
09/01/2024	2023	Admin Rebate FY 2023	(264.27)	0.00
			(264.27)	0.00
		Total outstanding invoices	-\$264.27	\$0.00



Investments As of 31/03/2024

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi apm is the trading name of Auckland Property Management Limited

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 324296	34-36 Growers Lane, Mange	ere Auckland	2024		
ASB Bank Limited	Growers Lane LTMF	123111	0008228 037	0.00	50,011.30



\$2.97

\$2.98

\$50,002.98

\$50,015.46

\$50,011.97

\$50,011.30

\$50,011.30

Client Statement

Client Name: Growers Lane 34-36

Client Known As:

LTMF

Client Account:

12-3111-0008228-37

Client Reference:

BC 324296

Account type Opening Date:

31 Jan 2024

29 Feb 2024

27 Mar 2024

28 Mar 2024

28 Mar 2024

28 Mar 2024

31 Mar 2024

Sundry

Interest

Interest

Interest

Tax @ 28.00%

Closing Balance

Admin Fee

Auckland Pro DE PAYMENT 1

Group Name: Group Account: **AUCKLAND PROPERTY MANAGEMENT LIMITED**

\$0.01

\$0.01

\$12.48

\$50,000.00

12-3111-0005676-37

\$3.49

\$0.67

Opening Date:	13 Oct 2016			
Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2023	Opening Balance	viitiaiavai	Берозіс	\$2.87
28 Apr 2023	Interest		\$0.01	\$2.88
31 May 2023	Interest		\$0.01	\$2.89
30 Jun 2023	Interest		\$0.01	\$2.90
31 Jul 2023	Interest		\$0.01	\$2.91
31 Aug 2023	Interest		\$0.01	\$2.92
29 Sep 2023	Interest		\$0.01	\$2.93
31 Oct 2023	Interest		\$0.01	\$2.94
30 Nov 2023	Interest		\$0.01	\$2.95
29 Dec 2023	Interest		\$0.01	\$2.96





Approved Budget to apply from 01/04/2023

34-36 Grow	34-36 Growers Lane - BC 324296 34-36 Growers Lane, Mangere Auckland 2024				
	Administra	ative Fund			
		Approved	Actual /04/2022-31/03/2023	Previous budget	
Revenue		budget 01	/04/2022-31/03/2023	buuget	
	ain Dahata	0.00	47.66	0.00	
	nin Rebate	0.00	47.66	0.00	
	rest on ArrearsAdmin	0.00	34.13	0.00	
	ies DueAdmin —	32,000.00	24,432.09	24,432.15	
l otal r	evenue	32,000.00	24,513.88	24,432.15	
Less expense	es				
154000 Adm	ninAdministration FeeStandard	6,490.00	6,090.00	6,090.00	
152004 Adm	ninHealth & Safety Plan	868.00	0.00	700.00	
152006 Adm	ninLong Term Maintenance Fund Plan	1,138.00	0.00	0.00	
159100 Insu	ırancePremiums	23,878.46	18,304.24	18,304.23	
159200 Insu	ıranceValuation	550.00	529.00	0.00	
167200 Mair	nt BldgGeneral Repairs	500.00	0.00	500.00	
Total e	expenses	33,424.46	24,923.24	25,594.23	
Surplus/Defic	-it -	(1,424.46)	(409.36)	(1,162.08)	
Openin	g balance	752.72	1,162.08	1,162.08	
Closing balan	nce	-\$671.74	\$752.72	\$0.00	
T. (1) .9(-)		400004		400004	
Total units of e		100004		100004	
Levy contributi	ion per unit entitlement	\$0.32		\$0.24	

04000		\sim	004000
34-36 Growers	I ane -	BC	324296

Long Term	Maintenance Fund		
	Approved	Actual	Previous
	budget	01/04/2022-31/03/2023	budget
Revenue			
242500 Interest on ArrearsLTMF	0.00	22.35	0.00
242600 Interest on InvestmentsLTMF	0.00	5.32	0.00
243000 Levies DueLTMF	16,000.00	16,000.04	16,000.00
Total revenue	16,000.00	16,027.71	16,000.00
Less expenses			
261601 Maint BldgBuilding Wash	5,000.00	0.00	0.00
Total expenses	5,000.00	0.00	0.00
Surplus/Deficit	11,000.00	16,027.71	16,000.00
Opening balance	44,349.58	28,321.87	28,321.87
Closing balance	\$55,349.58	\$44,349.58	\$44,321.87
Total units of entitlement	100004		100004
Levy contribution per unit entitlement	\$0.16		\$0.16



Approved Budget to apply from 01/04/2024

Budget 01/04/2023-31/03/2024 Budget	34-36 Growers Lane - BC 324296		34-36 Growers Lane, Mangere Auckland 2024				
Budget 01/04/2023-31/03/2024 Budget		Administr	ative Fund				
142300 Admin Rebate 0.00 264.27 0.00 146600 Income Tax Refund 0.00 1.01 0.00 142700 Interest - Operating Account 0.00 1,158.99 0.00 143000 Levies DueAdmin 33,500.00 32,000.08 32,000.00 Total revenue 33,500.00 33,424.35 32,000.00 Less expenses 154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 50.00 167200 Maint BldgGeneral Repairs 500.00 0.00 50.00 Total expenses 33,183.82 32,260.39 33,424.46 Opening balance 1,916.68 752.72 752.72 <th></th> <th></th> <th></th> <th></th> <th>Previous budget</th>					Previous budget		
146600 Income Tax Refund 0.00 1.01 0.00 142700 Interest - Operating Account 0.00 1,158.99 0.00 143000 Levies DueAdmin 33,500.00 32,000.08 32,000.00 Total revenue 33,500.00 33,424.35 32,000.00 Less expenses 154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 50.00 167200 Maint BidgGeneral Repairs 500.00 0.00 50.00 Total expenses 33,183.82 32,260.39 33,424.46 Opening balance 1,916.68 752.72 752.72 Closing bal	Revenue						
142700 Interest - Operating Account 0.00 1,158.99 0.00 143000 Levies DueAdmin 33,500.00 32,000.08 32,000.00 Total revenue 33,500.00 33,424.35 32,000.00 Less expenses 154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance \$2,232.86 \$1,916.68 -\$671.74	142300	Admin Rebate	0.00	264.27	0.00		
143000 Levies DueAdmin Total revenue 33,500.00 32,000.08 32,000.00 Less expenses 33,500.00 33,424.35 32,000.00 Less expenses 54000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	146600	Income Tax Refund	0.00	1.01	0.00		
Total revenue 33,500.00 33,424.35 32,000.00 Less expenses 154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance \$2,232.86 \$1,916.68 -\$671.74	142700	Interest - Operating Account	0.00	1,158.99	0.00		
Less expenses 154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	143000	Levies DueAdmin	33,500.00	32,000.08	32,000.00		
154000 AdminAdministration FeeStandard 6,890.00 6,490.00 6,490.00 151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance \$2,232.86 \$1,916.68 -\$671.74	Т	otal revenue	33,500.00	33,424.35	32,000.00		
151401 AdminAPM Investment Admin Fee 0.00 86.93 0.00 152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	Less exp	penses					
152004 AdminHealth & Safety Plan 0.00 781.00 868.00 152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	154000	AdminAdministration FeeStandard	6,890.00	6,490.00	6,490.00		
152006 AdminLong Term Maintenance Fund Plan 0.00 1,024.00 1,138.00 159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	151401	AdminAPM Investment Admin Fee	0.00	86.93	0.00		
159100 InsurancePremiums 25,793.82 23,878.46 23,878.46 159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	152004	AdminHealth & Safety Plan	0.00	781.00	868.00		
159200 InsuranceValuation 0.00 0.00 550.00 167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	152006	AdminLong Term Maintenance Fund Plan	0.00	1,024.00	1,138.00		
167200 Maint BldgGeneral Repairs 500.00 0.00 500.00 Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	159100	InsurancePremiums	25,793.82	23,878.46	23,878.46		
Total expenses 33,183.82 32,260.39 33,424.46 Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	159200	InsuranceValuation	0.00	0.00	550.00		
Surplus/Deficit 316.18 1,163.96 (1,424.46) Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	167200	Maint BldgGeneral Repairs	500.00	0.00	500.00		
Opening balance 1,916.68 752.72 752.72 Closing balance \$2,232.86 \$1,916.68 -\$671.74	Т	otal expenses	33,183.82	32,260.39	33,424.46		
Closing balance \$2,232.86 \$1,916.68 -\$671.74	Surplus/	Deficit	316.18	1,163.96	(1,424.46)		
	Opening balance		1,916.68	752.72	752.72		
	Closing balance		\$2,232.86	\$1,916.68	-\$671.74		
Total units of entitlement 100004 100004	Total unit	rs of entitlement	100004		100004		
					\$0.32		

24 26	Growers	lana	P	224206
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34-30 (510Wers Lane - DC 324290	54 50 Glowers Lane, Mangere Addition 2024				
	Long Term I	Maintenance Fund	1			
	_	Approved budget	Actual 01/04/2023-31/03/2024	Previous budget		
Revenue	9					
242600	Interest on InvestmentsLTMF	0.00	9.10	0.00		
243000	Levies DueLTMF	17,000.00	16,000.04	16,000.00		
٦	Γotal revenue	17,000.00	16,009.14	16,000.00		
Less exp	penses					
251401	AdminAPM Investment Admin Fee	0.00	0.67	0.00		
261601	Maint BldgBuilding Wash	5,000.00	0.00	5,000.00		
272200	Maint BldgPlumbing & Drainage	2,500.00	0.00	0.00		
٦	Total expenses	7,500.00	0.67	5,000.00		
Surplus/	/Deficit	9,500.00	16,008.47	11,000.00		
0	pening balance	60,358.05	44,349.58	44,349.58		
Closing	balance	\$69,858.05	\$60,358.05	\$55,349.58		
	ts of entitlement	100004		100004		
Levy con	tribution per unit entitlement	\$0.17		\$0.16		





ANNUAL REPORTS

for the financial year to 31/03/2025

Body Corporate 324296

34-36 Growers Lane, Mangere Auckland 2024

Manager: Toni Heath

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Income & Expenditure Statement	2
Detailed Expenses	4
Outstanding Invoices	7
Levy Positions	8
Investments	10



Balance Sheet As at 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

34-36 Growe	s Lane - BC	324296
0.000.0.0	0 - 00 - 0	<u></u>

	Current period	
Owners' funds		
Administrative Fund		
Operating Surplus/DeficitAdmin	1,011.63	
Owners EquityAdmin	1,916.68	
	2,928.31	
Long Term Maintenance Fund		
Operating Surplus/DeficitLTMF	18,870.48	
Owners EquityLTMF	60,358.05	
	79,228.53	
Net owners' funds	\$82,156.84	
Represented by:		
Assets		
Administrative Fund		
Cash at BankAdmin	2,802.82	
ReceivableLeviesAdmin	125.49	
ReceivableOwnersAdmin	603.75	
	3,532.06	
Long Term Maintenance Fund		
Cash at BankLTMF	27,318.58	
Investment #1 - SavingsLTMF	389.23	
ReceivableLeviesLTMF	63.68	
Investment #1 - Term Deposit - LTMF	51,457.04	
	79,228.53	
Unallocated Money		
	0.00	
Total assets	82,760.59	
Less liabilities		
Administrative Fund		
Accrued ExpensesAdmin	603.75	
	603.75	
Long Term Maintenance Fund		
	0.00	
Unallocated Money		
•	0.00	
Total liabilities	603.75	
Net assets	\$82,156.84	



Income & Expenditure Statement for the financial year to 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

34-36 Growers Lane - BC 324296

Administrative Fund							
	Current period 01/04/2024-31/03/2025 0	Annual budget 1/04/2024-31/03/2025	Previous year 01/04/2023-31/03/2024				
Revenue							
Admin Rebate	0.00	0.00	264.27				
Income Tax Refund	24.64	0.00	1.01				
Interest - Operating Account	718.37	0.00	1,158.99				
Interest on ArrearsAdmin	69.81	0.00	0.00				
Levies DueAdmin	33,500.02	33,500.00	32,000.08				
Total revenue	34,312.84	33,500.00	33,424.35				
Less expenses							
AdminAdministration FeeStandard	6,890.00	6,890.00	6,490.00				
AdminAPM Investment Admin Fee	53.88	0.00	86.93				
AdminHealth & Safety Plan	0.00	0.00	781.00				
AdminLong Term Maintenance Fund Plan	0.00	0.00	1,024.00				
InsurancePremiums	25,793.83	25,793.82	23,878.46				
InsuranceValuation	563.50	0.00	0.00				
Maint BldgGeneral Repairs	0.00	500.00	0.00				
Total expenses	33,301.21	33,183.82	32,260.39				
Surplus/Deficit	1,011.63	316.18	1,163.96				
Opening balance	1,916.68	1,916.68	752.72				
Closing balance	\$2,928.31	\$2,232.86	\$1,916.68				

Long Term Maintenance Fund							
Long Term W	Current period	Annual budget	Previous year				
	01/04/2024-31/03/2025 0	•	01/04/2023-31/03/2024				
Revenue							
Interest on ArrearsLTMF	35.43	0.00	0.00				
Interest on InvestmentsLTMF	1,983.76	0.00	9.10				
Levies DueLTMF	17,000.08	17,000.00	16,000.04				
Total revenue	19,019.27	17,000.00	16,009.14				
Less expenses							
AdminAPM Investment Admin Fee	148.79	0.00	0.67				
Maint BldgBuilding Wash	0.00	5,000.00	0.00				
Maint BldgPlumbing & Drainage	0.00	2,500.00	0.00				
Total expenses	148.79	7,500.00	0.67				
Surplus/Deficit	18,870.48	9,500.00	16,008.47				
Opening balance	60,358.05	60,358.05	44,349.58				
Closing balance	\$79,228.53	\$69,858.05	\$60,358.05				



Detailed Expenses for the financial year from 01/04/2024 to 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

34-36 Growers	Lane - BC 324296	34-36 Gro	wers Lane, Ma	ngere	Aucklan	d 2024	
Date Details		Payee	Amount	Status	Туре	Ref.No.	Payment No.
General							
	Ad	dministrative Fund					
AdminAdministrat	ion FeeStandard 154000						
03/07/2024 Administra	tion Fees July 2024	Auckland Property	6,890.00	Paid	DE		000010
			\$6,890.00				
AdminAPM Debt R	ecovery Costs 155005						
16/09/2024 Lot 5: Deb	t Administration Fee Stage 2		(126.50)		Ow.Inv		
16/09/2024 Lot 17: De	bt Administration Fee Stage 2		(126.50)		Ow.Inv		
02/10/2024 Debt admi	nistration fees October 2024	Auckland Property	126.50	Paid	DE		000012
17/10/2024 Lot 5: Deb Stage 3	ot Recovery Administration Fee -		(253.00)		Ow.Inv		
04/11/2024 Debt admi	nistration fees November 2024	Auckland Property	126.50	Paid	DE		000014
04/11/2024 Debt admi	nistration fees November 2024	Auckland Property	253.00	Paid	DE		000014
			\$0.00				
AdminAPM Investr	ment Admin Fee 151401						
30/04/2024 Admin fee	on operating interest		2.92		Jnl	57471	
31/05/2024 Admin fee	on operating interest		2.63		Jnl	58276	
27/06/2024 Admin fee	on operating interest		2.30		Jnl	59104	
31/07/2024 Admin fee	on operating interest		5.27		Jnl	60100	
30/08/2024 Admin fee	on operating interest		7.90		Jnl	60809	
30/09/2024 Admin fee	on operating interest		5.39		Jnl	61560	
31/10/2024 Admin fee	on operating interest		5.63		Jnl	62270	
29/11/2024 Admin fee	on operating interest		4.70		Jnl	63103	
31/12/2024 Admin fee	on operating interest		4.64		Jnl	63785	
31/01/2025 Admin fee	on operating interest		4.54		Jnl	64457	
28/02/2025 Admin fee	on operating interest		4.10		Jnl	65062	
31/03/2025 Admin fee	on operating interest		3.86		Jnl	65821	
			\$53.88				
AdminSections 14	6/147/148 Fees 156000						
01/04/2024 Reversal: A	Accrual: Sections 146/147/148 Fees	3	(603.75)		Jnl	57352	
03/04/2024 Disclosure	Statement Fees April 2024	Auckland Property	603.75	Paid	DE		000002
22/05/2024 Lot 1: Unit Disclos	16, Section 147 Pre-Settlement		(414.00)		Ow.lnv		
05/06/2024 Disclosure	Statement Fees June 2024	Auckland Property	413.75	Paid	DE		000007
29/07/2024 Lot 8: Unit Disclosure	9, Section 146 Pre-Contract		(603.75)		Ow.Inv		
02/08/2024 Disclosure	Statement Fees August 2024	Auckland Property	603.75	Paid	DE		000011
Disclosu	9, Section 147 Pre-Settlement		(471.50)		Ow.Inv		
03/01/2025 Disclosure	Statement Fees January 2025	Auckland Property	471.50		DE		000015
10/03/2025 Lot 1 Secti	ion 147 (shortpaid)	Auckland Property	0.25	Paid	DE		000017

34-36 Growers Lane - BC 324296			34-36 Growers Lane, Mangere Auckland 2024					
Date	Details	Payee		Amount	Status	Type	Ref.No.	Payment No.
Genera	l							
17/03/2025	Lot 5: Unit 12, Section 146 Pre-Contract Disclosur			(603.75)		Ow.Inv		
31/03/2025	Accrual: Sections 146/147/148 Fees			603.75		Jnl	66413	
				\$0.00				
Insurance	ePremiums 159100							
24/04/2024	Association 02/05/24 - 02/05/25	Marsh Ltd		646.88	Paid	DE	102285026	000004
22/08/2024	Marsh Material Damage 02/05/24 - 02/05/25 (paid 32			25,146.95		Jnl	60598	
				\$25,793.83				
Insurance	eValuation 159200							
01/10/2024	Insurance valuation & report (Opteon Inv 17912635-			563.50		Jnl	61699	
				\$563.50				
		Total	expenses	\$33,301.21				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

34-36 (Growers Lane - BC 32	24296	34-36 Growers Lar	ne, Mangere	Aucklan	d 2024	
Date	Details	Payee	An	nount Status	Туре	Ref.No.	Payment No.
Genera	al						
		Long Term Mair	ntenance Fund				
AdminA	APM Investment Admin Fee	251401					
30/04/2024	4 Admin fee on investment			11.11	Jnl		
31/05/2024	4 Admin fee on investment			10.46	Jnl		
27/06/2024	4 Admin fee on investment			8.47	Jnl		
31/07/2024	4 Admin fee on investment			0.09	Jnl		
30/08/2024	4 Admin fee on investment			0.08	Jnl		
30/09/2024	4 Admin fee on investment			0.08	Jnl		
31/10/2024	4 Admin fee on investment			80.0	Jnl		
29/11/2024	4 Admin fee on investment			0.06	Jnl		
31/12/2024	4 Admin fee on investment			0.06	Jnl		
31/01/2025	5 Admin fee on investment			0.06	Jnl		
28/02/2025	5 Admin fee on investment			0.05	Jnl		
26/03/2025	5 Admin fee on investment			118.14	Jnl		
31/03/2025	5 Admin fee on investment			0.05	Jnl		
			\$	148.79			
		To	otal expenses \$	148.79			

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Owner Invoices As at 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand

PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

Due	Lot	Uni	t Owner	Description	Account name	Invoice amount	Unpaid
Body Corporate 324296				34-36 Growers Lane, Mangere Aug			
17/03/20	025 5	12	Tupe Investments Limited	Lot 5: Unit 12, Section 146 Pre-Contract Disclosure Statement	AdminSections 146/147/148 Fees	603.75	603.75
						_	603.75



Levy Positions - In Arrears for the financial year to 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand

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34-36	Growers	I ane -	BC 324296
J 4 -JU	GIOWEIS	Lane -	DC 324230

Administrative Fund													
			Standard levies Special levies						Interest				
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
5	12	31/07/2024	1,681.30	1,556.08	125.22	0.00	0.00	0.00	0.00	0.00	3.50	36.31	0.00
13	5	31/07/2024	1,674.60	1,674.33	0.27	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
			3,355.90	3,230.41	125.49	0.00	0.00	0.00	0.00	0.00	3.52	36.31	0.00
	Due	Excl. GST	3,355.90				0.00						

31-36 Grow	ore Lano -	BC 324296
.5450 (310)W	ers i ane -	BU 3/4/90

Long Term Maintenance Fund													
				Standard	levies			Special le	evies		Interes	st	
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
5	12	31/07/2024	853.20	789.65	63.55	0.00	0.00	0.00	0.00	0.00	1.77	18.43	0.00
13	5	31/07/2024	849.80	849.67	0.13	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
			1,703.00	1,639.32	63.68	0.00	0.00	0.00	0.00	0.00	1.78	18.43	0.00
	Due	Excl. GST	1,703.00				0.00						



Investments As of 31/03/2025

Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, 1023, Auckland, New Zealand

PH: +64-9-638-2500 E: reception@apm.kiwi www.apm.kiwi

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 324296	34-36 Growers Lane, Mangere	Auckland	2024		
ASB Bank Limited	Growers Lane LTMF	123111	0008228 037	0.00	389.23
ASB Bank Limited	Growers Lane 34-36 LTMF TD 9 mos	123111	0017546 037	0.00	51,457.04
				0.00	51,846.27



Client Statement

Client Name: Growers Lane 34-36

Client Known As:

LTMF

12-3111-0008228-37 **Client Account:**

Client Reference:

Account type Opening Date: BC 324296

Sundry 13 Oct 2016

AUCKLAND PROPERTY MANAGEMENT LIMITED **Group Name:** 12-3111-0005676-37 **Group Account:**

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2024	Opening Balance		-	\$50,011.30
30 Apr 2024	Interest		\$205.73	\$50,217.03
30 Apr 2024	Tax @ 28.00%	\$57.60		\$50,159.43
30 Apr 2024	Admin Fee	\$11.11		\$50,148.32
31 May 2024	Interest		\$193.79	\$50,342.11
31 May 2024	Tax @ 28.00%	\$54.26		\$50,287.85
31 May 2024	Admin Fee	\$10.46		\$50,277.39
26 Jun 2024	Tfr to Inves New TD 9 mos BC 324296	\$50,000.00		\$277.39
27 Jun 2024	Interest		\$156.76	\$434.15
27 Jun 2024	Tax @ 28.00%	\$43.89		\$390.26
27 Jun 2024	Admin Fee	\$8.47		\$381.79
31 Jul 2024	Interest		\$1.62	\$383.41
31 Jul 2024	Tax @ 28.00%	\$0.45		\$382.96
31 Jul 2024	Admin Fee	\$0.09		\$382.87
30 Aug 2024	Interest		\$1.43	\$384.30
30 Aug 2024	Tax @ 28.00%	\$0.40		\$383.90
30 Aug 2024	Admin Fee	\$0.08		\$383.82
30 Sep 2024	Interest		\$1.40	\$385.22
30 Sep 2024	Tax @ 28.00%	\$0.39		\$384.83
30 Sep 2024	Admin Fee	\$0.08		\$384.75
31 Oct 2024	Interest		\$1.40	\$386.15
31 Oct 2024	Tax @ 28.00%	\$0.39		\$385.76
31 Oct 2024	Admin Fee	\$0.08		\$385.68
29 Nov 2024	Interest		\$1.17	\$386.85
29 Nov 2024	Tax @ 28.00%	\$0.32		\$386.53
29 Nov 2024	Admin Fee	\$0.06		\$386.47
31 Dec 2024	Interest		\$1.12	\$387.59
31 Dec 2024	Tax @ 28.00%	\$0.31		\$387.28
31 Dec 2024	Admin Fee	\$0.06		\$387.22
31 Jan 2025	Interest		\$1.09	\$388.31
31 Jan 2025	Tax @ 28.00%	\$0.30		\$388.01
31 Jan 2025	Admin Fee	\$0.06		\$387.95
28 Feb 2025	Interest		\$0.98	\$388.93
28 Feb 2025	Tax @ 28.00%	\$0.27		\$388.66
28 Feb 2025	Admin Fee	\$0.05		\$388.61
31 Mar 2025	Interest		\$0.92	\$389.53
31 Mar 2025	Tax @ 28.00%	\$0.25		\$389.28
31 Mar 2025	Admin Fee	\$0.05		\$389.23
31 Mar 2025	Closing Balance			\$389.23

Client Statement

Date Generated: 11 Apr 2025 13:00:29



AUCKLAND PROPERTY MANAGEMENT LIMITED

Deposit

\$50,000.00

\$2,187.74

Client Statement

Client Name:

Growers Lane 34-36 LTMF TD 9 mos

Client Known As:

LTMF TD 9 mths

Client Account:

12-3111-0017546-37

Client Reference:

Term of Investment:

BC 324296

Account type Opening Date: Fixed Term 26 Jun 2024

Amount of Investment: \$50,000.00 9 Month

Invested On: Interest:

26 Jun 2024

26 Mar 2025

Interest:

Date

Date

26 Jun 2024 Compound

Transaction

Interest

Opening Deposit

Interest rate:

Group Name:

Group Account:

5.85%

Maturing On:

26 Mar 2025

Withdrawal

\$612.56

\$118.14

12-3111-0005676-37

Principal Instructions: Reinvest principal

26 Mar 2025 Tax @ 28.00% 26 Mar 2025 Admin Fee 26 Mar 2025 **Closing Balance**

Amount of Investment: \$51,457.04 6 Month Term of Investment:

26 Mar 2025

Invested On:

Credit Nominated or Commercial Trust Account

Transaction

26 Mar 2025 **Opening Balance** 31 Mar 2025 **Closing Balance**

Interest rate: 3.90%

26 Sep 2025 Maturing On:

Principal Instructions: Credit Nominated or Commercial Trust Account

Withdrawal Deposit **Balance** \$51,457.04

\$51,457.04

Balance

\$50,000.00

\$52,187.74

\$51,575.18

\$51,457.04

\$51,457.04