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ANNUAL REPORTS

for the financial year to 30/09/2023

Body Corporate 562098

**Rawhiti Village, 124 Commerce Street and 3 Rawhiti Street,
Frankton HAMILTON 3204**

Manager: Lisa Quinlan

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Statement of Financial Position

As at 30/09/2023

Body Corporate 562098

Rawhiti Village, 124 Commerce Street and 3 Rawhiti
Street, Frankton HAMILTON 3204

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(20,319.34)
Owners Equity--Admin	17,057.34
	<u>(3,262.00)</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	8,676.74
Owners Equity--Sinking	5,000.13
	<u>13,676.87</u>
Net owners' funds	<u>\$10,414.87</u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(3,493.27)
Receivable--Owners--Admin	1,611.27
	<u>(1,882.00)</u>
Sinking Fund	
Cash at Bank--Sinking	13,676.87
	<u>13,676.87</u>
Unallocated Money	
Cash at Bank--Unallocated	713.68
	<u>713.68</u>
<i>Total assets</i>	<u>12,508.55</u>
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	1,380.00
	<u>1,380.00</u>
Sinking Fund	
	<u>0.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	713.68
	<u>713.68</u>
<i>Total liabilities</i>	<u>2,093.68</u>
Net assets	<u>\$10,414.87</u>



Statement of Financial Performance for the financial year to 30/09/2023

Body Corporate 562098

Rawhiti Village, 124 Commerce Street and 3 Rawhiti
Street, Frankton HAMILTON 3204

Administrative Fund

	Current period	Annual budget	Variance
	01/10/2022-30/09/2023	01/10/2022-30/09/2023	(\$)
Revenue			
Insurance Claims	15,802.12	0.00	15,802.12
Interest on Arrears--Admin	72.43	0.00	72.43
Levies Due--Admin	104,610.70	104,610.80	(0.10)
Miscellaneous Income--Admin	9,325.83	0.00	9,325.83
<i>Total revenue</i>	129,811.08	104,610.80	25,200.28
Less expenses			
Admin--Health & Safety	0.00	2,500.00	(2,500.00)
Admin--Management Fees--Standard	18,859.96	17,020.00	1,839.96
Admin--Telephone Charges	2,129.04	1,800.00	329.04
Admin--Transfer to Optional Contingency Fund	666.67	0.00	666.67
Admin--Write-offs	0.43	0.00	0.43
Insurance--Claims	26,042.17	0.00	26,042.17
Insurance--Premiums	29,923.22	26,790.80	3,132.42
Insurance--Premiums OBL	1,202.85	0.00	1,202.85
Insurance--Valuation	3,737.50	2,500.00	1,237.50
Maint Bldg--Cleaning--Internal	11,241.25	10,000.00	1,241.25
Maint Bldg--Compliance	17,736.49	14,300.00	3,436.49
Maint Bldg--General Repairs & Maintenance	14,303.33	15,000.00	(696.67)
Maint Bldg--Security	3,986.98	1,000.00	2,986.98
Maint Bldg--Security Keys	203.42	400.00	(196.58)
Maint Grounds--Lawns Gardening Rubbish	230.00	0.00	230.00
Utility--Electricity	7,138.01	6,000.00	1,138.01
Utility--Rubbish Removal	12,571.85	7,300.00	5,271.85
Utility--Water	157.25	0.00	157.25
<i>Total expenses</i>	150,130.42	104,610.80	45,519.62
Surplus/Deficit	(20,319.34)	0.00	(20,319.34)
Opening balance	17,057.34	17,057.34	0.00
Closing balance	-\$3,262.00	\$17,057.34	-\$20,319.34

Sinking Fund

	Current period 01/10/2022-30/09/2023	Annual budget 01/10/2022-30/09/2023	Variance (\$)
Revenue			
Interest on Arrears--Sinking	10.01	0.00	10.01
Levies Due OCF--Sinking	8,000.06	8,000.00	0.06
Transfer from Admin Fund	666.67	0.00	666.67
<i>Total revenue</i>	<u>8,676.74</u>	<u>8,000.00</u>	<u>676.74</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>8,676.74</u>	<u>8,000.00</u>	<u>676.74</u>
Opening balance	5,000.13	5,000.13	0.00
Closing balance	<u>\$13,676.87</u>	<u>\$13,000.13</u>	<u>\$676.74</u>



Proposed Budget to apply from 01/10/2023

Body Corporate 562098

Rawhiti Village, 124 Commerce Street and 3 Rawhiti
Street, Frankton HAMILTON 3204

Administrative Fund			
	Proposed budget	Actual 01/10/2022-30/09/2023	Previous budget
Revenue			
Insurance Claims	0.00	15,802.12	0.00
Interest on Arrears--Admin	0.00	72.43	0.00
Levies Due--Admin	224,215.88	104,610.70	104,610.80
Miscellaneous Income--Admin	0.00	9,325.83	0.00
<i>Total revenue</i>	224,215.88	129,811.08	104,610.80
Less expenses			
Admin--Consultants	4,800.00	0.00	0.00
Admin--Health & Safety	2,500.00	0.00	2,500.00
Admin--Internet	6,000.00	0.00	0.00
Admin--Management Fees--Standard	22,540.00	18,859.96	17,020.00
Admin--Telephone Charges	0.00	2,129.04	1,800.00
Admin--Transfer to Optional Contingency Fund	0.00	666.67	0.00
Admin--Write-offs	0.00	0.43	0.00
Insurance--Claims	0.00	26,042.17	0.00
Insurance--Premiums	68,775.88	29,923.22	26,790.80
Insurance--Premiums OBL	0.00	1,202.85	0.00
Insurance--Valuation	4,500.00	3,737.50	2,500.00
Maint Bldg--Cleaning--Internal	16,500.00	11,241.25	10,000.00
Maint Bldg--Compliance	35,000.00	17,736.49	14,300.00
Maint Bldg--General Repairs & Maintenance	25,000.00	14,303.33	15,000.00
Maint Bldg--Security	6,000.00	3,986.98	1,000.00
Maint Bldg--Security Keys	600.00	203.42	400.00
Maint Grounds--Lawns Gardening Rubbish	0.00	230.00	0.00
Utility--Electricity	12,000.00	7,138.01	6,000.00
Utility--Rubbish Removal	20,000.00	12,571.85	7,300.00
Utility--Water	0.00	157.25	0.00
<i>Total expenses</i>	224,215.88	150,130.42	104,610.80
Surplus/Deficit	0.00	(20,319.34)	0.00
Opening balance	(3,262.00)	17,057.34	17,057.34
Closing balance	-\$3,262.00	-\$3,262.00	\$17,057.34

Total units of entitlement	54162	54162
Levy contribution per unit entitlement	\$4.14	\$1.93

Sinking Fund

	Proposed budget	Actual 01/10/2022-30/09/2023	Previous budget
Revenue			
Interest on Arrears--Sinking	0.00	10.01	0.00
Levies Due OCF--Sinking	20,000.00	8,000.06	8,000.00
Transfer from Admin Fund	0.00	666.67	0.00
<i>Total revenue</i>	20,000.00	8,676.74	8,000.00
Surplus/Deficit	20,000.00	8,676.74	8,000.00
Opening balance	13,676.87	5,000.13	5,000.13
Closing balance	\$33,676.87	\$13,676.87	\$13,000.13
Total units of entitlement	54162		54162
Levy contribution per unit entitlement	\$0.37		\$0.15