



**J STREET BODY CORPORATE No. 90482**

**FINANCIAL STATEMENTS AND COMMENTARY**

**FOR THE PERIOD 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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## J STREET BODY CORPORATE No. 90482 FINANCIAL REPORT: 1 APRIL 2023 to 30 SEPTEMBER 2023

### 1. Financial Accounts

The Body Corporate's Statement of Financial Performance for the period 1 April 2023 to 30 September 2023 and Statement of Financial Position at 30 September 2023 are attached. Also attached is the variance analysis against budget for the period.

These show a surplus from routine operations for the period of \$467 compared to a break even budget. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Total Income
Surplus	\$467	-	\$467

As at 30 September 2023 total Long Term Maintenance Fund was \$473,630 and Equity as a Contingency Fund was \$141,664.

The Long Term Maintenance Fund was made up as follows:

	30 September 2023	31 March 2023
Opening balance	\$344,948	\$352,691
Add Special Levy Sealant Repairs	-	\$250,000
Less LTM expenditure for the period	-	\$511,774
Add Transfers for the period	\$128,682	\$254,031
Rounding	-	-
Closing balance	<b>\$473,630</b>	<b>\$344,948</b>

The Contingency Fund (Equity) was made up as follows:

	30 September 2023	31 March 2023
Opening balance	\$141,197	\$141,078
Net Operating Income	\$467	\$119
Closing balance	<b>\$141,664</b>	<b>\$141,197</b>

### 2. Accounts Receivable and Payable

Listings of receivable and payable balances as at 30 September 2023 are attached.

*Regarding receivables:* As at 30 September receivable balance was \$5,279 in debit. This was made up of total credit balances of \$14,108 being levies paid in advance and total debit balance of \$19,387 being levies and on charges in arrears.

*Regarding payables:* As at 30 September payable balance was \$10,332. All payables were manageable within normal commercial payment terms.

### 3. Cash Position

At 30 September 2023 cash on hand was \$503,800 of which \$454,445 was in interest earning accounts.

#### 4. Variance Analysis

Attached, is a variance analysis against budget for the period 1 April 2023 to 30 September 2023. The budget approved at the 2023 AGM is effective from 1 September 2023. Routine expenditure was \$467 under budget. Variances of note were:

- Contingency Fund (-\$5,000).
- Total Fire System (+\$4,607).
- Total Insurance (+\$9,521). Premium on renewal 1 April 2023 greater than plan.
- Security System Maintenance (-\$7,900). No activity noted for the period.

A transaction detail by account report is attached. This shows details of all expenditure incurred by the Body Corporate over the reporting period. A copy of this report has been forwarded to the Facilities Manager for review.

#### 5. Long Term Maintenance Plan

The Long Term Maintenance Plan is attached. The current and proposed annual contributions to the Long Term Maintenance Fund meet the requirements of the LTM Plan.

#### 6. Conclusion

The Body Corporate's net result was a surplus for the period. The cash and equity position were healthy.

Nilufa Nisha  
Body Corporate Accountant  
Your Property Matters Ltd

A handwritten signature in blue ink, appearing to read 'Nilufa Nisha', is positioned below the printed name and title.

03 November 2023

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03/11/23  
Accrual Basis

**J Street Body Corporate No. 90482**  
**Statement of Financial Performance**  
**April through September 2023**

	<u>Apr - Sep 23</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Body Corporate Levies	218,877
<b>Total Income</b>	<u>218,877</u>
<b>Expense</b>	
BC - Ex-Contract	64
BC - Management	7,077
Building Compliance/WOF	388
Building Manager	20,821
Common Area Electricity	6,840
Exterior Window Cleaning	1,716
<b>Fire System</b>	
Contracts	1,903
Repairs & Maintenance	12,330
<b>Total Fire System</b>	<u>14,232</u>
Initial Hygiene	4,027
<b>Insurance</b>	
Insurance Premium	134,912
<b>Total Insurance</b>	<u>134,912</u>
Lift Maintenance	6,671
Lift Phones	684
Plant Hire	2,148
Repairs & Maintenance	13,881
Refuse Collection	4,950
<b>Total Expense</b>	<u>218,410</u>
<b>Net Ordinary Income</b>	467
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Long Term Maintenance	
LTM Levy	125,000
Bank Interest	4,642
Late Payment Penalty	247
<b>Total Long Term Maintenance</b>	<u>129,889</u>
Transfer from/(to) LTM Fund	-128,682
<b>Total Other Income</b>	<u>1,207</u>
<b>Other Expense</b>	
Income Tax Expense	1,207
<b>Total Other Expense</b>	<u>1,207</u>
<b>Net Other Income</b>	<u>0</u>
<b>Net Income</b>	<u><u>467</u></u>

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Accrual Basis

**J Street Body Corporate No. 90482**  
**Statement of Financial Position**  
As of September 30, 2023

	<u>Sep 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Chequing/Savings</b>	
Westpac Current Account (00)	49,355
Westpac Call Account (17)	220,229
Westpac Online Bonus Saver (26)	234,216
<b>Total Chequing/Savings</b>	<u>503,800</u>
<b>Accounts Receivable</b>	
Accounts Receivable	5,279
<b>Total Accounts Receivable</b>	<u>5,279</u>
<b>Other Current Assets</b>	
Prepaid Expenses	575
Prepaid Insurance	134,912
Taxation Refund Receivable	186
<b>Total Other Current Assets</b>	<u>135,673</u>
<b>Total Current Assets</b>	<u>644,751</u>
<b>TOTAL ASSETS</b>	<b><u>644,751</u></b>
<b>LIABILITIES</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	10,332
<b>Total Accounts Payable</b>	<u>10,332</u>
<b>Other Current Liabilities</b>	
Accounts Payable Other General	4,784
<b>Total Accounts Payable Other</b>	<u>4,784</u>
<b>GST Tax Payable</b>	14,342
<b>Total Other Current Liabilities</b>	<u>19,125</u>
<b>Total Current Liabilities</b>	29,458
<b>Long Term Liabilities</b>	
Long Term Maintenance Fund	473,630
<b>Total Long Term Liabilities</b>	<u>473,630</u>
<b>TOTAL LIABILITIES</b>	<b><u>503,088</u></b>
<b>NET ASSETS</b>	<b><u>141,664</u></b>
<b>EQUITY</b>	
Opening Balance	141,197
Net Income	467
<b>TOTAL EQUITY</b>	<b><u>141,664</u></b>

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## J Street Body Corporate No. 90482

### Accounts Receivable Balance Summary

Please note a (-) sign denotes levies paid in advance

	Sep 30, 23
05C S A/L S Shanmugam	4,529.97
16D Pradeep Prakash Navalkar	3,552.98
06A D Tham Lai Mee & H C Lim	3,375.03
17A Aruna Investments Ltd	1,297.34
11C Dodder Court Properties	1,222.85
03D Hawa Matthews	1,064.08
06C Richard & Louise Jane Griffiths	859.04
06E Port Meadow	846.60
13D Marco Servetto	732.47
07B Port Meadow Co	711.03
J Street Limited	487.33
17C Lisa May Investment Trust	93.52
01A Horizon Resources Limited	75.15
15B Dorud Limited	71.19
15C Wright's Farm Limited	70.78
14B A Pointon & S Perry	70.67
04E Robyn Victoria Barnes	46.00
14A Murmark Investments Ltd	41.93
14D FJX Management Ltd	41.54
12D JR Investments 2007 Ltd	41.11
07A Y S Goh & C F Mah	40.57
05A Elecot Ltd	39.82
03B AWSM Industries Ltd	38.64
02B Horizon Resources Limited	25.24
05B Gregorius Daumec Commercial Holdings	11.83
08B Stevenessa Ltd	0.39
16C Forsman - Galatea Trust	0.02
10D Horizon Resources Limited	-0.22
13A Horizon Resources Limited	-0.44
10F Pyatt Family Trust	-3.85
09A FD & PC Wall	-3.85
09B FD & PC Wall	-3.86
11D Pyatt Family Trust	-3.92
12B G C Waters	-6.58
13C Victoria Land Ltd	-17.37
16A Horizon Resources Limited	-140.63
15A Horizon Resources Limited	-263.73
10C Horizon Resources Limited	-506.19
10E Horizon Resources Limited	-514.25
02A Horizon Resources Limited	-534.95
07F Horizons Resources Limited	-541.04
03A November 2 Limited	-614.12
03F Horizon Resources Limited	-629.51
14C Roberts & Angove Enterprises Ltd	-649.87
06F Johnston Grace Investments Ltd	-672.99
06D Umbrella Corporation Limited	-796.80
08C Horizon Resources Limited	-817.69
17B ZJ Gilmore & AJ Maslin	-1,194.20
16B Ruby Yee	-6,192.18
<b>TOTAL</b>	<b>5,278.88</b>

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**J Street Body Corporate No. 90482**  
**Accounts Payable Balance Summary**  
As of September 30, 2023

	<u>Sep 30, 23</u>
J Street Ltd	-30.02
Meridian Energy	8,765.36
No Pressure Plumbing & Gasfitting Ltd	512.00
Woods Waste Ltd	1,045.70
Your Property Matters Ltd	39.10
<b>TOTAL</b>	<b><u>10,332.14</u></b>

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Accrual Basis

**J Street Body Corporate No. 90482**

**Variance Analysis**

April through September 2023

	Apr - Sep 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Body Corporate Levies	218,877	218,877	0	100%
<b>Total Income</b>	218,877	218,877	0	100%
<b>Expense</b>				
Bank Fees	0	50	-50	0%
BC - Ex-Contract	64	250	-186	26%
BC - Management	7,077	6,718	359	105%
Building Compliance/WOF	388	1,125	-737	34%
Building Manager	20,821	20,596	225	101%
Common Area Electricity	6,840	7,542	-701	91%
Contingency Fund	0	5,000	-5,000	0%
Exterior Window Cleaning	1,716	3,450	-1,734	50%
<b>Fire System</b>				
Contracts	1,903	5,250	-3,347	36%
Repairs & Maintenance	12,330	4,375	7,955	282%
<b>Total Fire System</b>	14,232	9,625	4,607	148%
Health & Safety	0	258	-258	0%
Initial Hygiene	4,027	3,500	527	115%
<b>Insurance</b>				
Insurance Premium	134,912	121,469	13,444	111%
Insurance Funding	0	3,922	-3,922	0%
<b>Total Insurance</b>	134,912	125,391	9,521	108%
Insurance Valuation	0	833	-833	0%
Lift Maintenance	6,671	7,050	-379	95%
Lift Phones	684	685	-2	100%
Miscellaneous	0	45	-45	0%
Plant Hire	2,148	2,408	-261	89%
Repairs & Maintenance	13,881	12,750	1,131	109%
Refuse Collection	4,950	3,700	1,250	134%
Security System Maintenance	0	7,900	-7,900	0%
<b>Total Expense</b>	218,410	218,877	-467	100%
<b>Net Ordinary Income</b>	467	0	467	100%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Long Term Maintenance</b>				
LTM Levy	125,000	125,000	0	100%
Bank Interest	4,642	4,642	0	100%
Late Payment Penalty	247	247	0	100%
<b>Total Long Term Maintenance</b>	129,889	129,889	0	100%
Transfer from/(to) LTM Fund	-128,682	-128,682	0	100%
<b>Total Other Income</b>	1,207	1,207	0	100%
<b>Other Expense</b>				
Income Tax Expense	1,207	1,207	0	100%
<b>Total Other Expense</b>	1,207	1,207	0	100%
<b>Net Other Income</b>	0	0	0	0%
<b>Net Income</b>	<b>467</b>	<b>0</b>	<b>467</b>	<b>100%</b>

**J Street Body Corporate No. 90482**  
**Transaction Detail by Account**  
 April through September 2023

10:23 AM  
 03/11/23  
 Accrual Basis

Type	Date	Num	Name	Tax Code	Amount	Balance	Description	
<b>BC - Ex-Contract</b>								
Bill	31/05/2023	35763	Your Property Matters Ltd	S	20.00	20.00	May 23 Building general	
Bill	31/07/2023	36135	Your Property Matters Ltd	S	10.00	30.00	Jul 23 Building general	
Bill	30/09/2023	36616	Your Property Matters Ltd	S	34.00	64.00	Sep 23 Building general	
Total BC - Ex-Contract							64.00	
<b>BC - Management</b>								
Bill	1/04/2023	35376	Your Property Matters Ltd	S	3,163.61	3,163.61	01/04/23 - 30/06/23 BC Quarterly Contract Fee	
Bill	1/04/2023	35376	Your Property Matters Ltd	S	271.74	3,435.35	01/04/23 - 30/06/23 BC Quarterly Disbursements	
Bill	1/07/2023	35888	Your Property Matters Ltd	S	2,750.97	6,186.32	01/07/23 - 30/09/23 BC Quarterly Contract Fee	
Bill	1/07/2023	35888	Your Property Matters Ltd	S	684.38	6,870.70	01/07/23 - 30/09/23 BC Quarterly Disbursements	
Bill	19/07/2023	36075	Your Property Matters Ltd	S	206.12	7,076.82	01/07/23 - 31/10/23 BC Quarterly Contract Fee CPI Adjustment	
Total BC - Management							7,076.82	
<b>Building Compliance/WOF</b>								
General Journal	1/04/2023	472R			-362.50	-362.50	Reverse of GJE 472 -- Mar 23 Acc SGS 01/11/22 - 31/03/23 \$72.50pm	
Bill	24/04/2023	WWB893123	SGS NZ LTD	S	750.00	387.50	21/04/23 Annual Building system inspection	
Total Building Compliance/WOF							387.50	
<b>Building Manager</b>								
Bill	1/04/2023	INV-2770	J Street Ltd	S	3,470.09	3,470.09	Apr 23 Management fees	
Bill	1/05/2023	INV-2780	J Street Ltd	S	3,470.09	6,940.18	May 23 Management fees	
Bill	1/06/2023	INV-2790	J Street Ltd	S	3,470.09	10,410.27	Jun 23 Management fees	
Bill	1/07/2023	INV-2798	J Street Ltd	S	3,470.09	13,880.36	Jul 23 Management fees	
Bill	1/08/2023	INV-2813	J Street Ltd	S	3,470.09	17,350.45	Aug 23 Management fees	
Bill	1/09/2023	INV-2823	J Street Ltd	S	3,470.09	20,820.54	Sep 23 Management fees	
Total Building Manager							20,820.54	
<b>Common Area Electricity</b>								
Bill	6/05/2023	16322816	Meridian Energy	S	51.58	51.58	01/04/23 - 30/04/23 Actual reading FL2	
Bill	6/05/2023	16322816	Meridian Energy	S	967.16	1,018.74	04/04/23 - 30/04/23 Actual reading Parklane apartments	
Bill	6/06/2023	16894717	Meridian Energy	S	53.55	1,072.29	01/05/23 - 31/05/23 Actual reading FL2	
Bill	6/06/2023	16894717	Meridian Energy	S	1,125.05	2,197.34	01/05/23 - 31/05/23 Actual reading Parklane apartments	
General Journal	30/06/2023	474			1,200.00	3,397.34	Jun 23 Acc 01/06/23 - 30/06/23	
General Journal	1/07/2023	474R			-1,200.00	2,197.34	Reverse of GJE 474 -- Jun 23 Acc 01/06/23 - 30/06/23	
Bill	6/07/2023	17421153	Meridian Energy	S	51.42	2,248.76	01/06/23 - 30/06/23 Actual reading FL2	
Bill	6/07/2023	17421153	Meridian Energy	S	1,000.80	3,249.56	01/06/23 - 30/06/23 Actual reading Parklane apartments	
Bill	6/08/2023	17954172	Meridian Energy	S	111.33	3,360.89	01/07/23 - 31/07/23 Actual reading FL2	
Bill	6/08/2023	17954172	Meridian Energy	S	1,217.77	4,578.66	01/07/23 - 31/07/23 Actual reading Parklane apartments	
Bill	6/09/2023	18510314	Meridian Energy	S	946.81	5,525.47	05/08/23 - 31/08/23 Actual reading Parklane apartments	
Bill	6/09/2023	18510314	Meridian Energy	S	114.83	5,640.30	01/08/23 - 01/09/23 Actual reading FL2	
General Journal	30/09/2023	482			1,200.00	6,840.30	Sep 23 Acc 01/09/23 - 30/09/23	
Total Common Area Electricity							6,840.30	
<b>Exterior Window Cleaning</b>								
Bill	28/07/2023	56875	Goleman Wgtn Cleaning Ltd	S	48.00	48.00	07/07/23 Interior & Exterior window cleaning	
Bill	28/07/2023	56876	Goleman Wgtn Cleaning Ltd	S	1,350.00	1,398.00	20/07/23 Exterior window cleaning	
Bill	28/07/2023	56877	Goleman Wgtn Cleaning Ltd	S	270.25	1,668.25	20/07/23 Building wash ground	
Bill	17/08/2023	56972	Goleman Wgtn Cleaning Ltd	S	48.00	1,716.25	Interior and Exterior Window Cleaning	
Total Exterior Window Cleaning							1,716.25	

**J Street Body Corporate No. 90482**  
**Transaction Detail by Account**  
 April through September 2023

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 03/11/23  
 Accrual Basis

Type	Date	Num	Name	Tax Code	Amount	Balance	Description
<b>Fire System Contracts</b>							
General Journal	1/04/2023	467R			1,543.33	1,543.33	Reverse of GJE 467 -- Mar 23 Prepaid Wormald 01/04/23-30/06/23
General Journal	1/04/2023	467R			71.84	1,615.17	Mar 23 Prepaid Harbour 01/05/23-31/05/23
Bill	1/05/2023	764877	Harbour City Security Ltd	S	862.08	2,477.25	01/06/23 - 31/05/24 Fire alarm SIM & cellular monitoring
General Journal	30/06/2023	475			-790.24	1,687.01	Jun 23 Prepaid Harbour 01/07/23-31/05/24
General Journal	1/07/2023	475R			790.24	2,477.25	Reverse of GJE 475 -- Jun 23 Prepaid Harbour 01/07/23-31/05/24
General Journal	30/09/2023	483			-574.72	1,902.53	Sep 23 Prepaid Harbour 01/10/23-31/05/24
Total Contracts							
<b>Repairs &amp; Maintenance</b>							
Bill	14/04/2023	2136233	Wormald	S	408.00	408.00	02/04/23 Fire sprinkler defect. Found front mimic in normal. Found no issues with detector g...
Bill	29/04/2023	2138708	Wormald	S	2,761.25	3,169.25	29/03/23 Completed 2nd fix of sprinkler heads in all tiles that are needed as requested.
Bill	19/05/2023	2140804	Wormald	S	997.05	4,166.30	06/05/23 Fire alarm in defect to smoke detector 1.5 in hallway. Replace with tyco p131a mk2
Bill	23/05/2023	2141126	Wormald	S	242.50	4,408.80	12/05/23 Isolated FAP for electrical to do fan testing. Reinstated job completed.
Bill	26/05/2023	2142017	Wormald	S	468.00	4,876.80	09/04/23 Fire alarm defect
Bill	19/06/2023	2146136	Wormald	S	1,543.33	6,420.13	Carry out testing of fire alarms and sprinkler risers
Bill	11/07/2023	2151300	Wormald	S	345.00	6,765.13	Firecall as per Harbour Security that the panel was in defect due to smoke detector in Zone 1
Bill	20/07/2023	2152682	Wormald	S	182.50	6,947.63	18/07/23 Fire alarm defect
Bill	25/07/2023	2152221	Wormald	S	408.00	7,355.63	14/07/23 Fire alarm defect
Bill	3/08/2023	2155321	Wormald	S	500.70	7,856.33	Diesel pump main tank is about half full & reserve tank is empty.
Bill	8/08/2023	2155683	Wormald	S	388.00	8,244.33	14/07/23 sprinkler system was in defect.
Bill	16/08/2023	2156852	Wormald	S	2,652.00	10,896.33	26/07/23 Replacement of 10x detectors in Lev 1
Bill	18/08/2023	2157575	Wormald	S	1,433.33	12,329.66	To carry out Annual Diesel Pump Service
Bill	12/09/2023	2161027	Wormald	S	507.50	12,837.16	Attended site, was advised by person in charge that they used a bug bomb in room 16A. Isol...
Tax Invoice	26/09/2023	21154	16A Horizon Resources Limited	S	-507.50	12,329.66	Oncharge Firecall reported by Harbour City. 8/2/23 Attended site, was advised by person in c...
Total Repairs & Maintenance							
Total Fire System							
<b>Initial Hygiene</b>							
Bill	1/04/2023	51805776	Rentokil Initial Ltd	S	639.99	639.99	01/04/23 - 30/04/23 Clean air sanitiser, 21x Signature AF fan system
Bill	25/04/2023	51822309	Rentokil Initial Ltd	S	639.99	1,279.98	01/05/23 - 31/05/23 Clean air sanitiser, 21x Signature AF fan system
Bill	26/05/2023	51838748	Rentokil Initial Ltd	S	639.99	1,919.97	01/06/23 - 30/06/23 Clean air sanitiser, 21x Signature AF fan system
Bill	28/07/2023	51871624	Rentokil Initial Ltd	S	702.39	2,622.36	01/07/23 - 31/07/23 Clean air sanitiser, 21x Signature AF fan system
General Journal	30/09/2023	484			1,404.78	4,027.14	Sep 23 Acc 01/08/23 - 30/09/23
Total Initial Hygiene							
<b>Insurance</b>							
<b>Insurance Premium</b>							
Bill	1/04/2023	103822206	Crombie Lockwood	S	269,824.42	269,824.42	01/04/23 - 01/04/24 Combined Liability Property material damage and business interruption
General Journal	30/06/2023	476			-202,368.32	67,456.10	Jun 23 Prepaid 01/07/23 - 01/04/24
General Journal	1/07/2023	476R			202,368.32	269,824.42	Reverse of GJE 476 -- Jun 23 Prepaid 01/07/23 - 01/04/24
General Journal	30/09/2023	485			-134,912.21	134,912.21	Sep 23 Prepaid 01/10/23 - 01/04/24
Total Insurance Premium							
Total Insurance							

**J Street Body Corporate No. 90482**  
**Transaction Detail by Account**  
 April through September 2023

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 03/11/23  
 Accrual Basis

Type	Date	Num	Name	Tax Code	Amount	Balance	Description
<b>Lift Maintenance</b>							
General Journal	1/04/2023	468R			-1,057.76	-1,057.76	Reverse of GJE 468 -- Mar 23 Accrual
Bill	9/04/2023	15120	Ampco Lift & Electrical Services...	S	197.50	-860.26	Replaced bulb with new & tested. Reinstalled button panel
Bill	30/04/2023	15195	Ampco Lift & Electrical Services...	S	1,057.76	197.50	Apr 23 Lift maintenance
Bill	30/05/2023	15368	Ampco Lift & Electrical Services...	S	1,057.76	1,255.26	May 23 Lift maintenance
General Journal	30/06/2023	477			2,115.52	3,370.78	Jun 23 Accrual Mar 23 & Jun 23
Bill	30/06/2023	15523	Ampco Lift & Electrical Services...	S	1,057.76	4,428.54	Jun 23 Lift maintenance
General Journal	1/07/2023	477R			-2,115.52	2,313.02	Reverse of GJE 477 -- Jun 23 Accrual Mar 23 & Jun 23
Bill	30/07/2023	15678	Ampco Lift & Electrical Services...	S	1,057.76	3,370.78	Jul 23 Lift maintenance
Bill	30/08/2023	15834	Ampco Lift & Electrical Services...	S	1,121.23	4,492.01	Aug 23 Lift maintenance
General Journal	30/09/2023	486			2,178.99	6,671.00	Sep 23 Accrual Mar 23 & Sep 23
Total Lift Maintenance							
<b>Lift Phones</b>							
Bill	6/04/2023	429196132	Spark Business	S	110.60	110.60	01/04/23 - 30/04/23 ph 472 5098 472 9819
Bill	6/05/2023	429196132	Spark Business	S	110.60	221.20	01/05/23 - 31/05/23 ph 472 5098 472 9819
Bill	6/06/2023	429196132	Spark Business	S	110.60	331.80	01/06/23 - 30/06/23 ph 472 5098 472 9819
Bill	6/07/2023	429196132	Spark Business	S	110.60	442.40	01/07/23 - 31/07/23 ph 472 5098 472 9819
Bill	6/08/2023	429196132	Spark Business	S	120.60	563.00	01/08/23 - 31/08/23 ph 472 5098 472 9819
Bill	6/09/2023	429196132	Spark Business	S	120.60	683.60	01/09/23 - 30/09/23 ph 472 5098 472 9819
Total Lift Phones							
<b>Plant Hire</b>							
Bill	25/04/2023	85129947	Rentokil Initial Ltd	S	230.92	230.92	01/05/23 - 31/05/23 Maintenance & hire interior plantscape
Bill	30/04/2023	57803	Just Plants Limited	S	50.00	280.92	Apr 23 Indoor plant hire & maintenance
Bill	1/05/2023	FIW15643	Floral Image Wellington	S	396.50	677.42	Flowers 01/05/23 - 31/07/23
Bill	26/05/2023	85131570	Rentokil Initial Ltd	S	230.92	908.34	01/06/23 - 30/06/23 Maintenance & hire of interior plantscape
Bill	31/05/2023	58094	Just Plants Limited	S	50.00	958.34	May 23 Indoor plant hire & maintenance
Bill	26/06/2023	85133228	Rentokil Initial Ltd	S	230.92	1,189.26	01/07/23 - 31/07/23 For maintenance and hire of interior plantscape
Bill	30/06/2023	58306	Just Plants Limited	S	50.00	1,239.26	Jun 23 Indoor plant hire & maintenance
Bill	28/07/2023	85134874	Rentokil Initial Ltd	S	230.92	1,470.18	01/08/23 - 31/08/23 For maintenance and hire of interior plantscape
Bill	31/07/2023	58650	Just Plants Limited	S	50.00	1,520.18	Jul 23 Indoor plant hire & maintenance
Bill	1/08/2023	FIW16423	Floral Image Wellington	S	396.50	1,916.68	Flowers 01/08/23 - 31/10/23
Bill	24/08/2023	85136490	Rentokil Initial Ltd	S	230.92	2,147.60	01/09/23 - 30/09/23 For maintenance and hire of interior plantscape
Total Plant Hire							

10:23 AM

03/11/23

Accrual Basis

# J Street Body Corporate No. 90482 Transaction Detail by Account April through September 2023

Type	Date	Num	Name	Tax Code	Amount	Balance	Description
<b>Repairs &amp; Maintenance</b>							
Bill	1/04/2023	61315	HotChilly Ltd	S	225.00	225.00	01/04/23 - 30/06/23 Perform maintenance
Bill	1/04/2023	00004361	Prestige Ceilings Ltd	S	3,410.00	3,635.00	Supply of ceiling tiles INV DATED 27/03/23
Bill	19/04/2023	E32414	Apex Electrical and Communica...	S	1,317.32	4,952.32	New lights installed to laundry hallway. Replaced ceiling tiles as required.
Bill	26/04/2023	75695	Simon Hendriks Painters	S	2,177.00	7,129.32	10/04/23 - 14/04/23 Carried out work in corridors as instructed.
Tax Invoice	3/05/2023	20836	Rentokil	S	-0.24	7,129.08	Small balance write off
Bill	25/05/2023	E32579	Apex Electrical and Communica...	S	1,480.58	8,609.66	Electrical works - Apt 5B & 5C exit sign light, Lev 12 - Lev 11 stairwell, Replaced lights by ru...
Bill	30/05/2023	E32638	Apex Electrical and Communica...	S	247.00	8,856.66	Boilers L18
Bill	27/06/2023	2940	Assa Abloy Entrance Systems	S	456.47	9,313.13	Auto door was hit by a rubbish bin
Adjustment Note	30/06/2023	20916	14D FJX Management Ltd	S	0.01	9,313.14	Small balance write off
General Journal	16/07/2023	473			-0.04	9,313.10	Small balance write off
Bill	3794		Assa Abloy Entrance Systems	S	145.00	9,458.10	16/07/23 PPM service
Bill	17/07/2023	75706	Simon Hendriks Painters	S	560.00	10,018.10	8/05/23: Prepare and repaint exterior signage to footpath elevation as instructed, work
Bill	19/07/2023	62311	HotChilly Ltd	S	225.00	10,243.10	01/07/23 - 30/09/23 Perform maintenance
Bill	31/07/2023	00008606	Aerial Master Wgtn	S	330.00	10,573.10	Install 2x Sky receivers that showed no signal. Setup Sky receiver and activate receiver INV ...
Bill	2/08/2023	4663	Assa Abloy Entrance Systems	S	94.00	10,667.10	31/07/23 PPM service
Bill	8/08/2023	INV-65046	Capital Central City & A1 Chem...	S	1,248.00	11,915.10	07/08/23 Clean carpet hallways Levels 1 - 16.
Bill	14/08/2023	00009009	Aerial Master Wgtn	S	150.00	12,065.10	12/08/23 Loss of signal to sky receivers. Apt 16C no signal
Bill	14/09/2023	85701	Simon Hendriks Painters	S	1,815.50	13,880.60	04/09 & 11/09 Leak related, shaving fire doors not closing
General Journal	30/09/2023	481			-0.04	13,880.56	Small balance write off
					13,880.56	13,880.56	
<b>Total Repairs &amp; Maintenance</b>							
<b>Refuse Collection</b>							
Bill	30/04/2023	INV-72151	Woods Waste Ltd	S	727.44	727.44	Apr 23 Rubbish removal
Bill	30/05/2023	INV-72914	Woods Waste Ltd	S	727.44	1,454.88	May 23 Rubbish removal
Bill	30/06/2023	INV-73491	Woods Waste Ltd	S	727.44	2,182.32	Jun 23 Rubbish removal
Bill	30/07/2023	INV-74110	Woods Waste Ltd	S	909.30	3,091.62	Jul 23 Rubbish removal
Bill	30/08/2023	INV-74709	Woods Waste Ltd	S	949.30	4,040.92	Aug 23 Rubbish removal
Bill	30/09/2023	INV-75391	Woods Waste Ltd	S	909.30	4,950.22	Sep 23 Rubbish removal
					4,950.22	4,950.22	
<b>Total Refuse Collection</b>							
<b>Income Tax Expense</b>							
General Journal	30/06/2023	478			411.14	411.14	Jun 23 Period end tax acc
General Journal	1/07/2023	478R			-411.14	0.00	Reverse of GJE 478 -- Jun 23 Period end tax acc
General Journal	30/09/2023	487			1,206.86	1,206.86	Sep 23 Period end tax acc
					1,206.86	1,206.86	
<b>Total Income Tax Expense</b>							
<b>TOTAL</b>					<b>219,616.79</b>	<b>219,616.79</b>	

**J STREET BODY CORPORATE No. 90482**  
**Long Term Maintenance Plan - Period 2019 - 2024**

Years ending March	Life yrs	Age yrs	Rem yrs	quantity	rate	Estimated Current Cost	Year										
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
<b>Exterior</b>																	
1 Roof - LAM incl. gutters and structure	12	1	11	216	110.00	23,760	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160
2 Roof - entry LAM	12	1	11	21	80.00	1,680	153	153	153	153	153	153	153	153	153	153	153
3 Glazed aluminium entry roof	40	18	22	25	450.00	11,250	511	511	511	511	511	511	511	511	511	511	511
4 Sealant north & south	12	18	0	420	47.00	19,740	270,790	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
5 Sealant east & west	12	18	0	1070	47.00	72,290	72,290	6,024	6,024	6,024	6,024	6,024	6,024	6,024	6,024	6,024	6,024
6 Walls painting - north	12	-	0	300	30.00	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
7 Walls painting - south	12	-	0	320	30.00	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
8 Walls painting - east	12	-	0	1360	30.00	40,800	40,800	40,800	40,800	40,800	40,800	40,800	40,800	40,800	40,800	40,800	40,800
9 Walls painting - west	12	-	0	1370	30.00	73,100	73,100	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092
10 Steel fire windows refurb east west	12	3	9	60	500.00	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
11 Aluminium joinery north & south	40	18	22	500	700.00	0	0	15,909	15,909	15,909	15,909	15,909	15,909	15,909	15,909	15,909	15,909
12 Floor - entry tiles	30	18	12	15	220.00	8,500	0	0	0	0	0	0	0	0	0	0	0
<b>Interior</b>																	
13 Vinyl plank - ground	15	0	15	52	120.00	10,000	416	416	416	416	416	416	416	416	416	416	416
14 Vinyl plank lift lobby L2	15	0	15	20	120.00	4,000	160	160	160	160	160	160	160	160	160	160	160
15 Carpet lift lobbies L3 - L17	15	0	15	290	125.00	14,000	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417
16 Walls & ceilings - ground lobby ceilings and walls	10	0	10	150	20.00	3,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
17 Lobby mirrors, Painting & furnishings	10	0	10	180	20.00	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
18 Walls & ceiling L2 and stair	10	0	10	2600	20.00	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000
19 Walls & ceilings - lift lobbies (L3-L17)	10	0	10	2600	20.00	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000
20 Floor stairs - nosings	30	18	12	700	30.00	61,000	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
21 Foyer flooring & lobbies							10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
22 Foyer LED Lighting							12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
23 Foyer painting							6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
<b>Services</b>																	
24 Interior lighting - reception	20	18	2	16	200.00	10,000	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
25 Interior lighting stairwell	25	18	7	64	150.00	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
26 Interior lighting - lift lobbies L2-17	20	18	2	135	200.00	27,000	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500
27 Exterior lighting - canopy	25	18	7	4	1,000.00	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
28 Thermal scanning	3	0	3	1	750.00	750	750	750	750	750	750	750	750	750	750	750	750
29 Fire alarm main panel	15	15	0	1	3,500.00	83,500	83,500	83,500	83,500	83,500	83,500	83,500	83,500	83,500	83,500	83,500	83,500
30 Electromagnetic entry doors	10	10	0	1	4,000.00	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
31 Controlled access system	20	18	2	1	4,000.00	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
32 Access control - intercom	20	18	2	1	12,000.00	8,000	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
33 Stair pressurisation - system	40	18	22	1	15,000.00	15,000	682	682	682	682	682	682	682	682	682	682	682
34 Backflow preventer	30	18	12	1	3,000.00	3,000	682	682	682	682	682	682	682	682	682	682	682
35 Passenger lifts	25	18	7	2	135,000.00	450,000	0	0	0	225,000	225,000	225,000	225,000	225,000	225,000	225,000	
36 Passenger lifts interior fit-out	25	18	7	2	20,000.00	40,000	0	0	0	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
37 Mechanical ventilation	25	18	7	1	3,000.00	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
38 Systems for spoken egress	20	18	2	-	2,000.00	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
39 Hot water tanks (3 @ 12yrs)	12	0	6	3	8,000.00	16,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
40 CCTV	10	10	0	1	5,000.00	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
41 Main front glass door - Asa Abloy	10	20	0	1	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221	6,221
42 Additional hot water cylinder	10	10	0	1	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
43 Windows sashes and other hardware	10	10	0	1	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
44 Corrugated fire windows replacement	45	Water engineer report remediation				210,923	93,740	117,183	117,183	117,183	117,183	117,183	117,183	117,183	117,183	117,183	117,183
45 Water engineer report remediation	20,000					20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
46 Window seals	10	10	0	1	111,405	111,405	14,767	32,359	50,514	13,454	37,063	28,724	8,449	13,908	8,634	13,908	8,634
47 Contingency																	
<b>Total</b>						<b>1,542,320</b>	<b>162,439</b>	<b>375,950</b>	<b>555,649</b>	<b>147,991</b>	<b>64,654</b>	<b>407,689</b>	<b>315,968</b>	<b>92,943</b>	<b>152,985</b>	<b>94,971</b>	<b>0</b>
Cash items							<b>244,840</b>	<b>163,933</b>	<b>492,180</b>	<b>6,221</b>	<b>750</b>	<b>312,600</b>	<b>225,000</b>	<b>4,250</b>	<b>58,600</b>	<b>0</b>	<b>0</b>

All values exclude GST

Note that where expenditure will occur outside the 10 year programme the current cost of the work is allocated across the remaining life of each element

Opening Balance	\$344,948	\$594,198	\$531,598	\$556,598	\$802,348	\$993,748
Expenditure	\$750	\$312,600	\$225,000	\$4,250	\$58,600	\$0
Proposed Levies	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Closing Balance	\$594,198	\$531,598	\$556,598	\$802,348	\$993,748	\$1,243,748