



J STREET
BODY CORPORATE: 90482

2023-2024 NOTICE OF ANNUAL LEVY

TO: Owners

As approved at the Annual General Meeting of the Body Corporate on 13 July 2023, please see the attached approved Levy schedule and note your unit/units levy payable.

The attached Levy schedule as it relates to you forms part of this Levy Notice.

PAYMENTS ARE DUE BY BANK AUTOMATIC PAYMENTS ON:

1 September 2023	1 October 2023	1 November 2023	1 December 2023
1 January 2024	1 February 2024	1 March 2024	1 April 2024
1 May 2024	1 June 2024	1 July 2024	1 August 2024

Please retain this Levy Notice and attached Levy schedule for your records.

We will email a GST tax invoice for each instalment. This will be issued from within the Body Corporate's accounting software and will come from the email address: accountshosted@reckon.com
Please add this email address to your contacts.

J Street Body Corporate No. 90482
Bank Account details are:
Westpac,
Molesworth Street Branch, Wellington
Account No.: 03-0518-0210416-00

ANY QUERIES
Please direct all queries to:
YPM Ltd, Body Corporate Manager
Ph: 473 7330 or www.ypm.co.nz
P O Box 12 – 123, Thorndon, Wellington 6144.

Date of Issue: 01 September 2023

J STREET BODY CORPORATE No. 90482

Approved Body Corporate Levies

Effective from 1 September 2023 until further notice

Unit No.	Utility Interest	Accessory Unit	Utility Interest	Total Utility Interest	Annual Levies excl GST	Monthly Levies from 1 Sep 2023 excl GST	Monthly Levies from 1 Sep 2023 incl GST	Unit No.
					\$	\$	\$	
1A	1,923			1,923	13,878.94	1,156.58	\$1,330.07	1A
2A	588	1/2 AU1	210	798	5,755.83	479.65	\$551.60	2A
2B	931	1/2 AU1	210	1,141	8,231.38	685.95	\$788.84	2B
3A	1,001			1,001	7,224.56	602.05	\$692.36	3A
3B	987	1/2 AU2	2	989	7,137.95	594.83	\$684.05	3B
3C	1,200	1/2 AU2	2	1,202	8,675.24	722.94	\$831.38	3C
3D	1,113	1/2 AU3	2	1,115	8,047.33	670.61	\$771.20	3D
3E	1,164	1/2 AU3	2	1,166	8,415.42	701.28	\$806.47	3E
3F	940			940	6,784.30	565.36	\$650.16	3F
4A	1,009			1,009	7,282.30	606.86	\$697.89	4A
4B	998	1/2 AU4	2	1,000	7,217.34	601.45	\$691.67	4B
4C	1,211	1/2 AU4	2	1,213	8,754.63	729.55	\$838.98	4C
4D	1,124	1/2 AU5	2	1,126	8,126.72	677.23	\$778.81	4D
4E	1,175	1/2 AU5	2	1,177	8,494.81	707.90	\$814.09	4E
4F	951			951	6,863.69	571.97	\$657.77	4F
5A	1,019			1,019	7,354.47	612.87	\$704.80	5A
5B	1,005	1/2 AU6	2	1,007	7,267.86	605.66	\$696.51	5B
5C	1,222	1/2 AU6	2	1,224	8,834.02	736.17	\$846.60	5C
5D	1,135	1/2 AU7	2	1,137	8,206.12	683.84	\$786.42	5D
5E	1,182	1/2 AU7	2	1,184	8,545.33	712.11	\$818.93	5E
5F	958			958	6,914.21	576.18	\$662.61	5F
6A	1,034			1,034	7,462.73	621.89	\$715.17	6A
6B	1,023	1/2 AU8	2	1,025	7,397.77	616.48	\$708.95	6B
6C	1,240	1/2 AU8	2	1,242	8,963.94	746.99	\$859.04	6C
6D	1,150	1/2 AU9	2	1,152	8,314.38	692.86	\$796.79	6D
6E	1,222	1/2 AU9	2	1,224	8,834.02	736.17	\$846.60	6E
6F	973			973	7,022.47	585.21	\$672.99	6F
7A	1,038			1,038	7,491.60	624.30	\$717.95	7A
7B	1,026	1/2 AU10	2	1,028	7,419.43	618.29	\$711.03	7B
7C	1,244	1/2 AU10	2	1,246	8,992.81	749.40	\$861.81	7C
7D	1,153	1/2 AU11	2	1,155	8,336.03	694.67	\$798.87	7D
7E	1,225	1/2 AU11	2	1,227	8,855.68	737.97	\$848.67	7E
7F	976			976	7,044.12	587.01	\$675.06	7F
8A	1,041			1,041	7,513.25	626.10	\$720.02	8A
8B	1,034	1/2 AU12	2	1,036	7,477.16	623.10	\$716.57	8B
8C	1,251	1/2 AU12	2	1,253	9,043.33	753.61	\$866.65	8C
8D	1,160	1/2 AU13	2	1,162	8,386.55	698.88	\$803.71	8D
8E	1,233	1/2 AU13	2	1,235	8,913.41	742.78	\$854.20	8E
8F	980			980	7,072.99	589.42	\$677.83	8F
9A	1,045			1,045	7,542.12	628.51	\$722.79	9A
9B	1,038	1/2 AU14	2	1,040	7,506.03	625.50	\$719.33	9B
9C	1,255	1/2 AU14	2	1,257	9,072.20	756.02	\$869.42	9C
9D	1,164	1/2 AU15	2	1,166	8,415.42	701.28	\$806.47	9D
9E	1,236	1/2 AU15	2	1,238	8,935.07	744.59	\$856.28	9E
9F	983			983	7,094.65	591.22	\$679.90	9F
10A	1,056			1,056	7,621.51	635.13	\$730.40	10A
10B	1,005	1/2 AU16	2	1,007	7,267.86	605.66	\$696.51	10B
10C	1,265	1/2 AU16	2	1,267	9,144.37	762.03	\$876.33	10C
10D	1,175	1/2 AU17	2	1,177	8,494.81	707.90	\$814.09	10D
10E	1,262	1/2 AU17	2	1,264	9,122.72	760.23	\$874.26	10E

J STREET BODY CORPORATE No. 90482
Approved Body Corporate Levies
Effective from 1 September 2023 until further notice

Unit No.	Utility Interest	Accessory Unit	Utility Interest	Total Utility Interest	Annual Levies excl GST	Monthly Levies from 1 Sep 2023 excl GST	Monthly Levies from 1 Sep 2023 incl GST	Unit No.
					\$	\$	\$	
10F	1,045			1,045	7,542.12	628.51	\$722.79	10F
11A	1,059			1,059	7,643.16	636.93	\$732.47	11A
11B	1,768			1,768	12,760.26	1,063.35	\$1,222.85	11B
11C	1,768			1,768	12,760.26	1,063.35	\$1,222.85	11C
11D	1,048			1,048	7,563.77	630.31	\$724.86	11D
12A	1,063			1,063	7,672.03	639.34	\$735.24	12A
12B	1,779			1,779	12,839.65	1,069.97	\$1,230.47	12B
12C	1,779			1,779	12,839.65	1,069.97	\$1,230.47	12C
12D	1,052			1,052	7,592.64	632.72	\$727.63	12D
13A	1,070			1,070	7,722.55	643.55	\$740.08	13A
13B	1,790			1,790	12,919.04	1,076.59	\$1,238.08	13B
13C	1,790			1,790	12,919.04	1,076.59	\$1,238.08	13C
13D	1,059			1,059	7,643.16	636.93	\$732.47	13D
14A	1,073			1,073	7,744.21	645.35	\$742.15	14A
14B	1,811			1,811	13,070.60	1,089.22	\$1,252.60	14B
14C	1,811			1,811	13,070.60	1,089.22	\$1,252.60	14C
14D	1,063			1,063	7,672.03	639.34	\$735.24	14D
15A	1,077			1,077	7,773.08	647.76	\$744.92	15A
15B	1,822			1,822	13,149.99	1,095.83	\$1,260.20	15B
15C	1,822			1,822	13,149.99	1,095.83	\$1,260.20	15C
15D	1,066			1,066	7,693.68	641.14	\$737.31	15D
16A	1,081			1,081	7,801.94	650.16	\$747.68	16A
16B	1,833			1,833	13,229.38	1,102.45	\$1,267.82	16B
16C	1,833			1,833	13,229.38	1,102.45	\$1,267.82	16C
16D	1,070			1,070	7,722.55	643.55	\$740.08	16D
17A	1,988			1,988	14,348.07	1,195.67	\$1,375.02	17A
17B	2,393			2,393	17,271.09	1,439.26	\$1,655.15	17B
17C	2,393			2,393	17,271.09	1,439.26	\$1,655.15	17C
17D	1,988			1,988	14,348.07	1,195.67	\$1,375.02	17D
Totals:	99,517		483	100,000	721,734.00	\$60,144.51	\$69,166.19	

J STREET BODY CORPORATE No. 90482
APPROVED BUDGET
Effective from 1 September 2023 - 31 August 2024

\$ GST exclusive

	Approved Budget 2023 - 2024	Comments	Budget 2022 - 2023	Actuals 2022- 2023
Bank Fees	100	Estimate	100	2
BC - Ex-Contract	500	Allowance	500	370
BC - Management	13,910	\$3,435.36 pq (incl. disbursements)+cpi	13,340	13,508
Building Compliance/WOF	2,500	SGS \$290 pq+ BWOF/IQP	2,200	2,615
Building Manager	41,800	\$3,470.09 pm+cpi	41,070	41,416
Common Area Electricity	15,500	Estimate	15,000	15,396
Contingency Fund	10,000	Allowance	10,000	-
Exterior Window Cleaning	6,900	Estimate	6,900	1,716
Fire System				
Contracts	8,000	Harbour City \$60.84 pm,\$1,055.32pq testing of alarm systems, annual service \$4,500	11,000	6,714
Repairs & Maintenance	10,000	Allowance	8,500	18,203
Health & Safety	600	Estimate	500	567
Initial Hygiene	8,000	Hallway airfresh and sanitiser \$639.99 pm	6,800	7,529
Insurance Premium	269,824	1/4/23-1/4/24 Actual 13.6% increase	237,560	243,400
Insurance Funding	13,500	Estimate 5% funding cost	6,713	6,162
Insurance Valuation	-	Next Due Nov 24	2,000	1,350
Lift Maintenance	14,100	\$1057.76pm	14,100	13,173
Lift Phones	1,400	Average \$109pm	1,365	1,378
Long Term Maintenance Plan	-	Review 2021, Renewal 2024	-	-
Miscellaneous	-	Allowance	109	-
Plant Hire	4,900	\$200.88 pm + Flowers \$132.17pm	4,800	4,805
Repairs & Maintenance	25,500	Allowance	25,500	43,997
Refuse Collection	8,900	\$727.44 pm + cpi	7,100	8,536
Security System Maintenance/Upgrade	15,800	Estimate	15,800	-
Sub-Total Routine Expenditure	471,734		430,957	430,838
Long Term Maintenance	250,000		250,000	
Prior Year Operating Deficit Clawback	-		-	
Grand Total Body Corporate Levy:	721,734		680,957	

GST inclusive amount **829,994**

Change (GST exclusive) 6.0%
\$40,777