

**Minutes of the Extraordinary General Meeting of Body Corporate 591714
held on Thursday 13 February 2025 at 5:00pm by way of a virtual meeting on
Microsoft Teams.**

PRESENT:

Unit G01-1 Dishys Road	Yoke Thong Lo (Tom)
Unit 102-5 Dishys Road	Daena Govender
Unit G02-3 Dishys Road	Barbara Pfeil
Unit 202-3 Dishys Road	Neranderan Govender (joined 5:31pm)
Unit 206-5 Newelm Lane	Keshni Francis
Various units listed below	Wan Chem How on behalf of Ormiston Garden LP

Unit 101-5 Newelm Lane, 101-7 Newelm Lane, 103-7 Newelm Lane, 106-5 Newelm Lane, 107-5 Newelm Lane, 108-5 Newelm Lane, 201-3 Newelm Lane, 201-5 Newelm Lane, 202-5 Newelm Lane, 202-7 Newelm Lane, 203-3 Newelm Lane, 203-5 Newelm Lane, 204-3 Newelm Lane, 204-5 Newelm Lane, 204-7 Newelm Lane, 207-5 Newelm Lane, G02-5 Newelm Lane, G03-5 Newelm Lane, 101-3 Dishys Road, 101-5 Dishys Road, 102-1 Dishys Road, 103-1 Dishys Road, 104-1 Dishys Road, 105-1 Dishys Road, 201-3 Dishys Road, 202-5 Dishys Road, 204-3 Dishys Road, 204-5 Dishys Road, G02-1 Dishys Road, G02-5 Dishys Road, G03-1 Dishys Road, G04-1 Dishys Road

Vanessa Stone (Crockers Body Corporate Management Limited)
(As recorded on the Attendance Register)

QUORUM:

The body corporate manager confirmed that the meeting was quorate as not less than 25% of the principal units entitled to exercise a power of voting were represented.

CHAIRMAN:

Resolved by ordinary resolution **That** Vanessa Stone be elected Chairperson for the meeting.

[Yoke Thong Lo/ Wan Chem How - Carried]

APOLOGIES:

Unit 103-5 Newelm Lane	Lee Lee Tang
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PROXIES:

Unit 202-3 Dishys Road	Neranderan Govender in favor of Daena Govender
Unit 208 -5 Newelm Lane	Cameron John Whiting in favour of Crockers Body Corporate Management Limited
Various units	Ormiston Garden LP in favour of Wan Chem How

POSTAL VOTES:

Unit 104-5 Dishys Road	Wesley Taefu & Kathrine Taefu
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Resolved by ordinary resolution **That** the apologies, proxies and postal votes be received.

[Yoke Thong Lo/ Wan Chem How - Carried]

MINUTES:

Resolved by ordinary resolution **That** the minutes of the meeting held on 12 September 2024 be accepted as a true and correct record of that meeting.

[Wan Chem How/ Yoke Thong Lo - Carried]

BACKGROUND:

To approve a special levy to cover the Body Corporate expenses, which include an insurance extension until the next Annual General Meeting. A special levy is necessary as the Body Corporate currently lacks sufficient funds to meet its financial obligations.

BUSINESS:

The Manager advised the meeting that the Body Corporates financial year runs from the 26 February - 25 February the following year and had an insurance expiry of the 26 February (one day after the year-end). To ensure the dates align moving forward, the Body Corporate Committee had agreed to extend the insurance expiry to the 26 May 2025. This would ensure moving forward that the financial year end and insurance expiry were aligned and provided sufficient time to have all documents ready, including financials reviewed and ready for approval at the 2025 Annual General Meeting. The Manager confirmed that this would be a one-off change and moving forward the Body Corporates insurance would renew on the 26 May each year.

The purpose of the special levy is to cover the period after the 25 February 2025 (Body Corporates end of financial year) through to after the Annual General Meeting (around April/ May 2025) when the budget will be approved for the 2025-2026 period. This means that from the 26 February 2025 through to circa June when the levies will be received the Body Corporate will need to cover all expenses for this four-month period, including the cost of the insurance extension (26 February 2025 - 26 May 2025), which cost the Body Corporate \$20,606.10 including GST. The current budget only covers the financial year running from the 26 February 2024 - 25 February 2025.

Resolved by ordinary resolution **That** a special levy totaling \$50,000.00 inclusive of GST be raised by utility interest in one instalment due for payment on **6 March 2025**. Outstanding levies will be pursued in accordance with Crockers standard collection policy, with interest being charged on any outstanding amount at a rate of 10% per annum.

[Neranderan Govender/ Keshni Francis - Carried]

The **interim** financials have been attached to show the budgeted expenses versus actual spend to date. Please note these are **only** included to **show** the Body Corporates financial position to date. The report shows expenditure to the 13 February 2025, but the financial year end is the 25 February 2025 so does not represent the full years spend. The full annual financials will be provided around April/ May 2025.

There being no further business, the meeting closed at 5:45pm.

For and on behalf of
Crockers Body Corporate Management Limited
Manager, Body Corporate 591714



Vanessa Stone
Account Manager
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FINANCIAL STATEMENTS

For the period 26 February 2024 to 13 February 2025

Prepared For

Ormiston Garden

Plan No. 591714

1-5 Dishys Road & 3-7 Newelm Lane
Flat Bush, Auckland
Auckland 2019

Manager

Vanessa Stone
Crookers Body Corporate Management Ltd

Printed

25 February 2025

Balance Sheet

Operating & Reserve Fund

Body Corporate for Plan No. 591714

As at 13th February 2025

1-5 Dishys Road & 3-7 Newelm Lane Flat Bush, Auckland Auckland 2019

Assets		2025
Cash		13,094.91
Prepaid Expenses	Note 6	805.00
Total Assets		\$ 13,899.91
Liabilities		
Accounts Payable Liability	Note 8	22,014.86
Unallocated Monies Received	Note 7	2,280.06
Total Liabilities		\$ 24,294.92
Net Assets		(\$ 10,395.01)
Equity		
Operating Fund		(10,395.01)
Reserve Fund		0.00
Total Equity		(\$ 10,395.01)

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 591714

26 February 2024 to 13 February 2025

1-5 Dishys Road & 3-7 Newelm Lane Flat Bush, Auckland Auckland 2019

Income	Actuals 26/02/24 13/02/25	Budget 26/02/24 25/02/25	Variance \$ 26/02/24 13/02/25	Variance % 26/02/24 13/02/25
Levies - normal	195,881.71	195,881.70	0.01	0
Non-Mutual Revenue - bank interest	138.74	0.00	138.74	100
Sundry Revenue - Entrust dividend	2,100.00	0.00	2,100.00	100
Sundry Revenue - income tax refund	15.52	0.00	15.52	100
Total Operating Fund Income	198,135.97	195,881.70	2,254.27	1
Expenditure				
Administrative Fees & Charges - meeting room book...	345.00	0.00	(345.00)	(100)
Body Corporate Manager - administration charges	2.41	0.00	(2.41)	(100)
Body Corporate Manager - management fees	24,149.96	24,955.00	805.04	3
Caretaking Services - building manager	0.00	5,750.00	5,750.00	100
Cleaning Service - Common Areas	11,270.00	11,960.00	690.00	6
Consultant - H & S Report Fee	1,555.00	1,728.00	173.00	10
Consultant - Long Term Maintenance Plan (LTMP)	2,392.00	2,658.00	266.00	10
Consultant - building warrant of fitness	0.00	2,300.00	2,300.00	100
Electricity	10,467.44	3,450.00	(7,017.44)	(203)
Fire Protection Equipment - emergency/exit lighting	0.00	1,495.00	1,495.00	100
Fire Protection Services - monitoring	5,893.70	4,830.00	(1,063.70)	(22)
Fire Protection Systems	10,382.26	8,050.00	(2,332.26)	(29)
Fire Protection Systems - evacuation systems	0.00	2,665.70	2,665.70	100
Garden/Lawn Maintenance	4,743.75	6,900.00	2,156.25	31
Insurance Premiums	102,460.90	83,950.00	(18,510.90)	(22)
Plumbing	915.69	2,300.00	1,384.31	60
Repairs and Maintenance - contingency	218.50	5,750.00	5,531.50	96
Valuer - insurance valuation	0.00	1,380.00	1,380.00	100
Waste Management Services	18,347.14	20,125.00	1,777.86	9
Water	14,196.98	4,600.00	(9,596.98)	(209)
Water - meter reading	1,190.25	1,035.00	(155.25)	(15)
Total Operating Fund Expenditure	208,530.98	195,881.70	(12,649.28)	(6)
Surplus / Deficit for period	(10,395.01)	0		

Income and Expenditure Statement (continued)

Operating Fund

Body Corporate for Plan No. 591714

26 February 2024 to 13 February 2025

1-5 Dishys Road & 3-7 Newelm Lane Flat Bush, Auckland Auckland 2019

Summary

Opening Balance as at 26 February 2024	0.00
Total Revenue during period	198,135.97
Total Expenditure during period	(208,530.98)
Operating Fund balance as at 13 February 2025	<u><u>(\$ 10,395.01)</u></u>

Notes To Financial Statements

Body Corporate for Plan No. 591714

1-5 Dishys Road & 3-7 Newelm Lane Flat Bush, Auckland Auckland 2019

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 Prepaid Expenses

Detail	Amount
Crockers Body Corporate Management Ltd Management/Disbursement Fees Invoice	805.00
	\$ 805.00

Note 7 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: 104-5NEW/36 Unit: 36	2280.06
	\$ 2,280.06

Note 8 Accounts Payable Liability

Detail	Amount
Arthur J Gallagher & Co. (NZ) Ltd (Gallaghers) Insurance ext for 6 blocks 26/02/25-26/05/25	20606.10
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block A	253.00
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block B	253.00
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block C	198.38
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block D	253.00
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block E	198.38
Guardian Alarms Northern Ltd Fire Alarm Mthly & EL Mthly Test - Block F	253.00
	\$ 22,014.86

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE

Administrative Fees & Charges - meeting room booki...

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
27/07/2024	QU-0727	Flatbush Community Group	Hall Hire	545.00		545.00
21/10/2024	Bond Refund	Flatbush Community Group	Hall hire bond refund	(200.00)		(200.00)
Total for Administrative Fees & Charges - meeting room bookings						345.00

Body Corporate Manager - administration charges

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/11/2024	None	CBCM PREMIUM INTEREST FEE	CBCM PREMIUM INTEREST FEE	0.55		0.55
20/12/2024	None	CBCM PREMIUM INTEREST FEE	CBCM PREMIUM INTEREST FEE	1.04		1.04
20/01/2025	None	CBCM PREMIUM INTEREST FEE	CBCM PREMIUM INTEREST FEE	0.82		0.82
Total for Body Corporate Manager - administration charges						2.41

Body Corporate Manager - management fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/03/2024	MF@1522009	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-02-24 to 25-03-24	2,079.58
31/03/2024	MF@1546262	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-03-24 to 25-04-24	2,079.58
29/04/2024	MF@1576157	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-04-24 to 25-05-24	2,079.58
30/05/2024	MF@1605278	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-05-24 to 25-06-24	2,079.58
30/06/2024	MF@1636205	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-06-24 to 25-07-24	2,079.58
30/07/2024	MF@1665161	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-07-24 to 25-08-24	2,079.58
30/08/2024	MF@1693545	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-08-24 to 25-09-24	2,079.58
30/09/2024	MF@1724599	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-09-24 to 25-10-24	2,079.58
30/10/2024	MF@1755354	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-10-24 to 25-11-24	2,079.58
29/11/2024	MF@1782594	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-11-24 to 25-12-24	2,079.58
30/12/2024	MF@1816143	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-12-24 to 25-01-25	2,079.58
30/01/2025	MF@1845959	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-01-25 to 25-02-25	1,274.58
Total for Body Corporate Manager - management fees						24,149.96

Body Corporate Manager - schedule B fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
19/07/2024	MF@1644668	Crockers Body Corporate Management Ltd	Management Fees Invoice	28.75		28.75
13/02/2025	4	General Journal	Match income with expenses Oncharge for extra cleaning work	0.00		(28.75)
Total for Body Corporate Manager - schedule B fees						0.00

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE

Cleaning Service - Common Areas

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
04/03/2024	657	Stanley Property Services	Cleaning Services - Feb 24	230.00		230.00
31/03/2024	696	Stanley Property Services	Cleaning Services - Mar 24	920.00		920.00
30/04/2024	755	Stanley Property Services	Cleaning Services - Apr 24	920.00		920.00
31/05/2024	806	Stanley Property Services	Cleaning Services - May 24	1,150.00		1,150.00
30/06/2024	850	Stanley Property Services	Cleaning Services - Jun 24	920.00		920.00
10/07/2024	870	Stanley Property Services	Call out on 09/07/24 due to extra cleaning work	103.50		103.50
31/07/2024	901	Stanley Property Services	Cleaning Services	920.00		920.00
31/08/2024	949	Stanley Property Services	Cleaning Services	1,150.00		1,150.00
30/09/2024	1001	Stanley Property Services	Cleaning Services - Sep 24	1,150.00		1,150.00
31/10/2024	1058	Stanley Property Services	Cleaning Services - Oct 24	920.00		920.00
30/11/2024	1109	Stanley Property Services	Cleaning Service - Nov 24	690.00		690.00
31/12/2024	1160	Stanley Property Services	Cleaning Service - Dec 24	1,150.00		1,150.00
31/01/2025	1215	Stanley Property Services	Cleaning Services - Jan 25	920.00		920.00
04/02/2025	1235	Stanley Property Services	Cleaning Services	230.00		230.00
13/02/2025	4	General Journal	Match income with expenses Oncharge for extra cleaning work	0.00		(103.50)
Total for Cleaning Service - Common Areas						11,270.00

Consultant - H & S Report Fee

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
07/05/2024	350455	Solutions In Engineering	Preparation of Safety Report	1,555.00		1,555.00
Total for Consultant - H & S Report Fee						1,555.00

Consultant - Long Term Maintenance Plan (LTMP)

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
07/05/2024	350472	Solutions In Engineering	Preparation of LTMP	2,392.00		2,392.00
Total for Consultant - Long Term Maintenance Plan (LTMP)						2,392.00

Electricity

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
19/04/2024	834697465	Mercury NZ Ltd	Electricity 26/02/2024 - 15/04/2024	565.88		565.88
30/05/2024	834697465	Mercury NZ Ltd	Electricity 16/04/2024 - 14/05/2024	1,717.40		1,717.40
18/06/2024	834697465	Mercury NZ Ltd	Electricity 15/05/2024 - 14/06/2024	679.62		679.62
18/07/2024	834697465	Mercury NZ Ltd	Electricity 15/06/2024 - 12/07/2024	881.64		881.64
18/08/2024	834697465	Mercury NZ Ltd	Electricity 13/07/2024 - 13/08/2024	1,042.95		1,042.95
18/09/2024	834697465	Mercury NZ Ltd	Electricity 14/08/2024 - 13/09/2024	1,170.37		1,170.37
18/10/2024	834697465	Mercury NZ Ltd	Electricity 14/09/2024 - 14/10/2024	1,122.28		1,122.28
18/11/2024	834697465	Mercury NZ Ltd	Electricity 15/10/2024 - 14/11/2024	1,128.51		1,128.51
18/12/2024	834697465	Mercury NZ Ltd	Electricity 15/11/2024 - 12/12/2024	1,104.31		1,104.31
18/01/2025	834697465	Mercury NZ Ltd	Electricity 13/12/2024 - 15/01/2025	1,054.48		1,054.48
Total for Electricity						10,467.44

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE

Fire Protection Services - inspection/testing services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
03/10/2024	202305	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test -Block E	376.05		376.05
03/10/2024	202304	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test -Block D	350.18		350.18
19/12/2024	1	General Journal	Fire Alarm Mthly& EL Mthly Test - Block E	0.00		(376.05)
19/12/2024	2	General Journal	Fire Alarm Mthly& EL Mthly Test - Block D	0.00		(350.18)
Total for Fire Protection Services - inspection/testing services						0.00

Fire Protection Services - monitoring

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
05/02/2024	INV-19799	Automatic Fire Alarm Monitoring	Fire alarm monitoring	374.10	26-02-24 to 27-02-24	374.10
26/02/2024	INV-19801	Automatic Fire Alarm Monitoring	Fire alarm monitoring	374.10		374.10
26/02/2024	INV-19802	Automatic Fire Alarm Monitoring	Fire alarm monitoring	374.10		374.10
30/03/2024	INV-21559	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring - Block C	238.57		238.57
30/03/2024	INV-21516	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring - Block E	238.57		238.57
30/03/2024	INV-21515	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring - Block D	238.57		238.57
30/03/2024	INV-21508	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring - Block B	238.57		238.57
30/03/2024	INV-21509	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring - Block F	238.57		238.57
30/06/2024	INV-23667	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
30/09/2024	INV-26227	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
30/12/2024	INV-28894	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
Total for Fire Protection Services - monitoring						5,893.70

Fire Protection Systems

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
08/04/2024	198065	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block A	437.86		437.86
08/04/2024	198066	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block B	350.18		350.18
08/04/2024	198067	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block C	440.74		440.74
08/04/2024	198068	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block D	350.18		350.18
08/04/2024	198069	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block E	376.05		376.05
08/04/2024	198070	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL 6 Mthly Test - Block F	376.05		376.05
03/07/2024	199762	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block D	350.18		350.18

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
03/07/2024	199761	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block C	440.74		440.74
03/07/2024	199760	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block B	350.18		350.18
03/07/2024	199759	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block A	437.86		437.86
03/07/2024	199764	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block F	376.05		376.05
03/07/2024	199763	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block E	376.05		376.05
03/10/2024	202306	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test - Block F	376.05		376.05
03/10/2024	202301	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test -Block A	437.86		437.86
03/10/2024	202302	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test -Block B	350.18		350.18
03/10/2024	202303	Guardian Alarms Northern Ltd	Fire Alarm Mthly& EL Mthly Test -Block C	440.74		440.74
18/10/2024	203846	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block A	350.18		350.18
18/10/2024	203845	Guardian Alarms Northern Ltd	CRN for Invoice no 202301	(437.86)		(437.86)
23/10/2024	203921	Guardian Alarms Northern Ltd	CRN for Invoice no 198065	(87.69)		(87.69)
24/10/2024	203922	Guardian Alarms Northern Ltd	CRN for Invoice no 199759	(87.69)		(87.69)
19/12/2024	2	General Journal	Fire Alarm Mthly& EL Mthly Test - Block D	0.00		350.18
19/12/2024	1	General Journal	Fire Alarm Mthly& EL Mthly Test - Block E	0.00		376.05
06/01/2025	204696	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block B	350.18		350.18
06/01/2025	204698	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block D	350.18		350.18
06/01/2025	204697	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block C	440.74		440.74
06/01/2025	204700	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block F	376.05		376.05
06/01/2025	204699	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block E	376.05		376.05
06/01/2025	204701	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block A	350.18		350.18
05/02/2025	206382	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block F	253.00		253.00
05/02/2025	206377	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block A	253.00		253.00
05/02/2025	206378	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block B	253.00		253.00
05/02/2025	206379	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block C	198.38		198.38
05/02/2025	206380	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block D	253.00		253.00
05/02/2025	206381	Guardian Alarms Northern Ltd	Fire Alarm Mthly & EL Mthly Test - Block E	198.38		198.38
Total for Fire Protection Systems						10,382.26

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE

Garden/Lawn Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/03/2024	697	Stanley Property Services	Garden and Lawn Maintenance - Mar 24	431.25		431.25
30/04/2024	756	Stanley Property Services	Garden and Lawn Maintenance - Apr 24	431.25		431.25
31/05/2024	807	Stanley Property Services	Garden and Lawn Maintenance - May 24	431.25		431.25
30/06/2024	851	Stanley Property Services	Garden and Lawn Maintenance - Jun 24	431.25		431.25
31/07/2024	902	Stanley Property Services	Garden and Lawn Maintenance	431.25		431.25
31/08/2024	950	Stanley Property Services	Garden and Lawn Maintenance	431.25		431.25
30/09/2024	1002	Stanley Property Services	Garden and Lawn Maintenance - Sep 24	431.25		431.25
31/10/2024	1059	Stanley Property Services	Garden and Lawn Maintenance - Oct 24	431.25		431.25
30/11/2024	1110	Stanley Property Services	Garden and Lawn Maintenance - Nov 24	431.25		431.25
31/12/2024	1161	Stanley Property Services	Garden and Lawn Maintenance - Dec 24	431.25		431.25
31/01/2025	1216	Stanley Property Services	Garden and Lawn Maintenance -Jan 25	431.25		431.25
Total for Garden/Lawn Maintenance						4,743.75

Insurance Premiums

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
13/02/2024	I04141373	Arthur J Gallagher & Co. (NZ) Ltd (Gallaghers)	Insurance for Blocks A,B,D,E,F 26/02/24 - 26/02/25	62,401.88	26-02-24 to 27-02-24	62,401.88
21/03/2024	I04178790	Arthur J Gallagher & Co. (NZ) Ltd (Gallaghers)	Insurance for Block C 20/03/24 - 26/02/25	19,452.92		19,452.92
03/02/2025	I04498815	Arthur J Gallagher & Co. (NZ) Ltd (Gallaghers)	Insurance ext for 6 blocks 26/02/25-26/05/25	20,606.10		20,606.10
Total for Insurance Premiums						102,460.90

Plumbing

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
17/07/2024	4673	Z Plumbing Ltd	Call out due to pipework blocked	342.13		342.13
24/10/2024	4987	Z Plumbing Ltd	Clean 2x floor waste & investigate leak on cctv	573.56		573.56
Total for Plumbing						915.69

Repairs and Maintenance - contingency

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2024	203982	Guardian Alarms Northern Ltd	Fire alarm panel defect	218.50		218.50
Total for Repairs and Maintenance - contingency						218.50

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2024 to 13 February 2025

EXPENDITURE

Waste Management Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
29/02/2024	419014	Rubbish Direct	Rubbish Removal - Feb 24	443.04		443.04
30/04/2024	428167	Rubbish Direct	Rubbish Removal - Apr 24	1,582.30		1,582.30
30/04/2024	428882	Rubbish Direct	Rubbish Removal - Mar 24	1,582.30		1,582.30
31/05/2024	431309	Rubbish Direct	Rubbish Removal - May 24	1,665.58		1,665.58
30/06/2024	437943	Rubbish Direct	Rubbish Removal	1,582.30		1,582.30
31/07/2024	442931	Rubbish Direct	Rubbish Removal - Jul 24	1,710.56		1,710.56
31/08/2024	447821	Rubbish Direct	Rubbish Removal - Aug 24	1,625.03		1,625.03
30/09/2024	452939	Rubbish Direct	Rubbish Removal - Sep 24	1,625.03		1,625.03
31/10/2024	457993	Rubbish Direct	Rubbish Removal - Oct 24	1,625.03		1,625.03
30/11/2024	463305	Rubbish Direct	Rubbish Removal - Nov 24	1,625.03		1,625.03
31/12/2024	468587	Rubbish Direct	Rubbish Removal - Dec 24	1,625.03		1,625.03
31/01/2025	473722	Rubbish Direct	Rubbish Removal - Jan 25	1,655.91		1,655.91
Total for Waste Management Services						18,347.14

Water

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
09/04/2024	5500874-01	Watercare Services Limited	Water & Wastewater 29/02/24 - 05/04/24	1,126.10		1,126.10
30/04/2024	5500874-01	Watercare Services Limited	Water & Wastewater 05/04/24 - 30/04/24	374.35		374.35
11/06/2024	5500874-01	Watercare Services Limited	Water & Wastewater 30/04/24 - 07/06/24	531.35		531.35
04/09/2024	202409/565756	Smart Billing Solutions BC591714	Water - Residual 26/02/2024 - 30/08/2024	4,577.40		4,577.40
08/10/2024	5500874-01	Watercare Services Limited	Water & Wastewater 30/08/24 - 04/10/24	6,343.00		6,343.00
18/12/2024	202412/576619	Smart Billing Solutions BC591714	Water - Residual 31/08/2024 - 27/11/2024	1,244.78		1,244.78
Total for Water						14,196.98

Water - meter reading

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
29/02/2024	INV-28391	Smart Power Auckland 025 account	Water Meter Reading - Feb 24	747.50		747.50
30/06/2024	INV-29506	Smart Power Auckland 025 account	Setup Fee	442.75		442.75
Total for Water - meter reading						1,190.25

Total Operating Fund Expenditure

208,530.98