ANNUAL FINANCIAL STATEMENTS

For the period 26 February 2025 to 25 February 2026

Prepared For

Ormiston Garden

Plan No. 591714

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

Manager
Vanessa Stone
Crockers Body Corporate Management Ltd

Printed
3 June 2026

Balance Sheet

Operating & Long Term Maintenance Fund

Body Corporate for Plan No. 591714

As at 25th February 2026

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

Assets		**2026**
Cash		76,935.63
	Total Assets	**$ 76,935.63**

Liabilities		
Accounts Payable Liability	Note 7	4,443.37
Unallocated Monies Received	Note 6	12,321.15
	Total Liabilities	**$ 16,764.52**
	Net Assets	**$ 60,171.11**

Equity		
Operating Fund		60,171.11
Long Term Maintenance Fund		0.00
	Total Equity	**$ 60,171.11**

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 591714

26 February 2025 to 25 February 2026

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

Income	**Actuals 26/02/25 25/02/26**	**Budget 26/02/25 25/02/26**	**Variance $ 26/02/25 25/02/26**	**Variance % 26/02/25 25/02/26**
Levies - normal	218,153.58	218,153.45	0.13	0
Levies - special	50,000.00	0.00	50,000.00	100
Mutual Revenue - penalty interest	87.95	0.00	87.95	100
Non-Mutual Revenue - bank interest	1,852.89	0.00	1,852.89	100
Non-Mutual Revenue - dividend on investment	2,184.00	0.00	2,184.00	100
Sundry Revenue	44.57	0.00	44.57	100
Sundry Revenue - income tax refund	240.36	0.00	240.36	100
Total Operating Fund Income	**272,563.35**	**218,153.45**	**54,409.90**	**25**

Expenditure				
Administrative Fees & Charges - meeting room book...	375.00	575.00	200.00	35
Body Corporate Manager - administration charges	108.61	0.00	(108.61)	(100)
Body Corporate Manager - disbursements	402.50	0.00	(402.50)	(100)
Body Corporate Manager - management fees	25,828.44	25,828.45	0.01	0
Caretaking Services - building manager	0.00	13,000.00	13,000.00	100
Cleaning Service - Common Areas	6,790.75	8,000.00	1,209.25	15
Consultant - building warrant of fitness	12,187.00	3,200.00	(8,987.00)	(281)
Electricity	14,580.10	14,000.00	(580.10)	(4)
Fire Protection Services - monitoring	4,771.40	5,000.00	228.60	5
Fire Protection Systems	8,973.52	10,000.00	1,026.48	10
Fire Protection Systems - evacuation systems	0.00	9,000.00	9,000.00	100
Garden/Lawn Maintenance	6,187.00	7,000.00	813.00	12
Insurance Premiums	108,978.79	85,000.00	(23,978.79)	(28)
Plumbing	1,063.75	2,300.00	1,236.25	54
Repairs and Maintenance - contingency	2,620.55	5,750.00	3,129.45	54
Valuer - insurance valuation	0.00	1,500.00	1,500.00	100
Waste Management Services	20,044.66	20,000.00	(44.66)	(0)
Water	5,656.14	8,000.00	2,343.86	29
Total Operating Fund Expenditure	**218,568.21**	**218,153.45**	**(414.76)**	**(0)**
Surplus / Deficit for period	**53,995.14**	**0**		

Income and Expenditure Statement (continued)

Operating Fund

Body Corporate for Plan No. 591714

26 February 2025 to 25 February 2026

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

Summary

Opening Balance as at 26 February 2025	6,175.97
Total Revenue during period	272,563.35
Total Expenditure during period	(218,568.21)
Operating Fund balance as at 25 February 2026	**$ 60,171.11**

Body Corporate for Plan No. 591714

26 February 2025 to 25 February 2026

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

Income	Actuals 26/02/25 25/02/26	Budget 26/02/25 25/02/26	Variance $ 26/02/25 25/02/26	Variance % 26/02/25 25/02/26
Total Long Term Maintenance Fund Income	**0.00**	**0.00**	**0**	**0**

Summary

Opening Balance as at 26 February 2025	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Long Term Maintenance Fund balance as at 25 February 2026	**$ 0.00**

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 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: G05-1DISHY/5 Unit: 5	574.46
Unit: 101-1DISHY/6 Unit: 6	561.97
Unit: 202-1DISHY/13 Unit: 13	577.52
Unit: 101-3NEW/22 Unit: 22	5.12
Unit: 102-3NEW/21 Unit: 21	472.28
Unit: 202-3NEW/25 Unit: 25	0.90
Unit: G02-5NEW/29 Unit: 29	300.00
Unit: 102-5NEW/37 Unit: 37	1532.85
Unit: 104-5NEW/36 Unit: 36	2381.29
Unit: 105-5NEW/34 Unit: 34	1448.04
Unit: 201-7NEW/56 Unit: 56	3365.40
Unit: G03-5DISHY/59 Unit: 59	437.96
Unit: 201-5DISHY/65 Unit: 65	225.00
Unit: G03-3DISHY/70 Unit: 70	437.92
Unit: 104-3DISHY/75 Unit: 75	0.44
	$ 12,321.15

Note 7 Accounts Payable Liability

Detail	Amount
Crockers Body Corporate Management Ltd Credit Management Fees Invoice	-391.00
Crockers Body Corporate Management Ltd Credit Management Fees Invoice	-28.75
Crockers Body Corporate Management Ltd Credit Management Fees Invoice	28.75
Mercury NZ Ltd Electricity 15/01/2026 - 12/02/2026	1227.39
Procare Services Ltd Pest Control - Common Areas & Exterior - Block C	431.25
Procare Services Ltd Pest Control - Common Areas & Exterior - Block F	431.25
Rubbish Direct Rubbish Removal - Jan 26	1680.73
Wiresplus Automation & Electrical Ltd Sewer Pump blockage	1063.75
	$ 4,443.37

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Administrative Fees & Charges - meeting room booki...

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
10/04/2025	QU-0789	Flatbush Community Group	Hall hire for AGM -21/05/25	575.00		575.00
16/06/2025	NAZJAN05	Flatbush Community Group	Bond Refund for School Hall Hire	(200.00)		(200.00)
					Total for Administrative Fees & Charges - meeting room bookings	**375.00**

Body Corporate Manager - administration charges

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/03/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.61		0.61
20/04/2025	None	CBCM Premium Interest Fee	CBCM Premium Interest Fee	0.82		0.82
20/05/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.49		0.49
20/06/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.27		0.27
20/07/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.21		0.21
20/08/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.28		0.28
20/09/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	0.30		0.30
20/10/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	15.73		15.73
20/11/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	13.00		13.00
20/12/2025	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	18.91		18.91
20/01/2026	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	33.59		33.59
20/02/2026	None	Crockers Body Corporate Management Ltd	CBCM Premium Interest Fee	24.40		24.40
					Total for Body Corporate Manager - administration charges	**108.61**

Body Corporate Manager - disbursements

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
05/09/2025	MF@2061482	Crockers Body Corporate Management Ltd	Disbursements & Services	402.50		402.50
					Total for Body Corporate Manager - disbursements	**402.50**

Body Corporate Manager - management fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
27/02/2025	MF@1875094	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-02-25 to 25-03-25	2,079.58
31/03/2025	MF@1904789	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-03-25 to 25-04-25	2,079.58
30/04/2025	MF@1935832	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,079.58	26-04-25 to 25-05-25	2,079.58
30/05/2025	MF@1965733	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-05-25 to 25-06-25	2,152.37
30/05/2025	MF@1965733	Crockers Body Corporate Management Ltd	Additional Disbursements Invoice	218.37		218.37

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/06/2025	MF@1995639	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-06-25 to 25-07-25	2,152.37
31/07/2025	MF@2028192	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-07-25 to 25-08-25	2,152.37
22/09/2025	MF@2064838	Crockers Body Corporate Management Ltd	Management Fees	2,152.37		2,152.37
30/09/2025	MF@2087075	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-09-25 to 25-10-25	2,152.37
31/10/2025	MF@2119936	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-10-25 to 25-11-25	2,152.37
22/12/2025	MF@2159773	Crockers Body Corporate Management Ltd	Management Fees	2,152.37		2,152.37
31/12/2025	MF@2182141	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-12-25 to 25-01-26	2,152.37
30/01/2026	MF@2212446	Crockers Body Corporate Management Ltd	Management/Disbursement Fees Invoice	2,152.37	26-01-26 to 25-02-26	2,152.37
					Total for Body Corporate Manager - management fees	**25,828.44**

Body Corporate Manager - schedule B fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/02/2025	MF@1853880	Crockers Body Corporate Management Ltd	Management Fees Invoice	28.75	26-02-25 to 27-02-25	28.75
28/02/2025	MF@1875258	Crockers Body Corporate Management Ltd	Management Fees Invoice	28.75		28.75
24/02/2026	900093802	Crockers Body Corporate Management Ltd	Credit Management Fees Invoice	(28.75)		(28.75)
25/02/2026	900078001	Crockers Body Corporate Management Ltd	Credit Management Fees Invoice	28.75		28.75
25/02/2026	11	General Journal	Other Admin Fees	0.00		(57.50)
					Total for Body Corporate Manager - schedule B fees	**0.00**

Cleaning Service - Common Areas

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
09/03/2025	1DISHYSRD-2025-03	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,219.00		529.00
21/04/2025	1DISHYSRD-2025-04	AA Cleaning Ltd	Lawn mowing, rubbish pick up, cleaning & 2 monthly weeding	1,104.00		529.00
30/05/2025	1DISHYSRD-2025-05	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,253.50		793.50
02/07/2025	1DISHYS RD-2025-06	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	759.00		529.00
24/07/2025	1DISHYSRD-2025-07	AA Cleaning Ltd	Lawnmowing, rubbish pick up, cleaning & 2 monthly weeding	1,161.50		586.50
20/08/2025	1DISHYS RD-2025-08	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	914.25		684.25
22/09/2025	1DISHYSRD-2025-09A	AA Cleaning Ltd	Urgent removal of gas compression tanks	230.00		230.00
01/10/2025	1DISHYSRD-2025-010	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,598.50		793.50
06/10/2025	1DISHYSRD-2025-09	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		529.00
30/11/2025	1DISHYSRD-2025-011	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		529.00

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/12/2025	1DISHYSRD-2025-012	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,771.00		529.00
28/01/2026	1DISHYSRD-2026-01	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		529.00
				Total for Cleaning Service - Common Areas		**6,790.75**

Consultant - building warrant of fitness

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/03/2025	250101454271	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block E	267.00		267.00
14/03/2025	250101454393	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block B	267.00		267.00
17/03/2025	250101455113	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block F	267.00		267.00
17/03/2025	250101455130	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block C	267.00		267.00
17/03/2025	250101455169	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block D	267.00		267.00
18/03/2025	250101456201	Auckland Council (BWOF)	BWOF Renewal Fixed Fee - Block A	267.00		267.00
29/04/2025	208236	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		356.50
29/04/2025	208237	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		356.50
29/04/2025	208238	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		301.87
29/04/2025	208239	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		356.50
29/04/2025	208240	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		301.88
29/04/2025	208241	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		356.50
03/07/2025	209710	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		356.50
03/07/2025	209705	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		356.50
03/07/2025	209706	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		356.50
03/07/2025	209707	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		301.87
03/07/2025	209708	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		356.50
03/07/2025	209709	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		301.88
01/10/2025	212171	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		356.50
01/10/2025	212170	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		301.88
01/10/2025	212169	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		356.50
01/10/2025	212168	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		301.87
01/10/2025	212167	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		356.50

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2025	212165	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		356.50
09/10/2025	250101582238	Auckland Council (BWOF)	BWOF Audit Base Fee - Block F	246.60		246.60
09/10/2025	250101581670	Auckland Council (BWOF)	BWOF Audit Base Fee - Block E	246.60		246.60
09/10/2025	250101581677	Auckland Council (BWOF)	BWOF Audit Base Fee - Block C	246.60		246.60
09/10/2025	250101581646	Auckland Council (BWOF)	BWOF Audit Base Fee - Block D	246.60		246.60
09/10/2025	250101581661	Auckland Council (BWOF)	BWOF Audit Base Fee - Block A	246.60		246.60
10/11/2025	250101600421_10/11/2025	Auckland Council (BWOF)	BWOF Audit Base Fee - Block B	246.60		246.60
18/11/2025	250101606147	Auckland Council (BWOF)	BWOF Audit Recheck 18/11 - Block D	246.60		246.60
19/11/2025	250101607000	Auckland Council (BWOF)	BWOF Audit Recheck 19/11 - Block A	246.60		246.60
19/11/2025	250101607017	Auckland Council (BWOF)	BWOF Audit Recheck 19/11 - Block F	246.60		246.60
19/11/2025	250101607031	Auckland Council (BWOF)	BWOF Audit Recheck 19/11 - Block B	246.60		246.60
12/01/2026	215215	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		356.50
12/01/2026	215214	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		301.88
12/01/2026	215210	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		356.50
12/01/2026	215211	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		356.50
12/01/2026	215212	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		301.87
12/01/2026	215213	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		356.50
					Total for Consultant - building warrant of fitness	**12,187.00**

Debt Collection Service

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
16/04/2025	MF@1913234	Crockers Body Corporate Management Ltd	Management Fees Invoice	483.00		483.00
29/04/2025	MF@1935733	Crockers Body Corporate Management Ltd	Disbursements & Services	690.00		690.00
08/05/2025	CN DC 03	Crockers Body Corporate Management Ltd	Reversal of DC Charges Lot 73	(184.00)		(184.00)
19/05/2025	MF@1942814	Crockers Body Corporate Management Ltd	Disbursements & Services	241.50		241.50
29/05/2025	MF@1965712	Crockers Body Corporate Management Ltd	Disbursements & Services	241.50		241.50
08/07/2025	CN DC 03	Crockers Body Corporate Management Ltd	Reversal of DC Charges Unit 201-1DISHY	(667.00)		(667.00)
20/07/2025	MF@2005373	Crockers Body Corporate Management Ltd	Disbursements & Services	345.00		345.00
30/07/2025	MF@2028068	Crockers Body Corporate Management Ltd	Disbursements & Services	345.00		345.00

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/08/2025	MF@2035367	Crockers Body Corporate Management Ltd	Disbursements & Services	621.00		621.00
21/08/2025	CN DC 03	Crockers Body Corporate Management Ltd	Reversal of DC Charges Unit 14	(69.00)		(69.00)
29/08/2025	MF@2057305	Crockers Body Corporate Management Ltd	Disbursements & Services	241.50		241.50
22/12/2025	MF@2159774	Crockers Body Corporate Management Ltd	Disbursements & Services	138.00		138.00
25/02/2026	900089002	Crockers Body Corporate Management Ltd	Credit Management Fees Invoice	(391.00)		(391.00)
25/02/2026	10	General Journal	Expense Recoveries on Debt Collection	0.00		(2,035.50)
					Total for Debt Collection Service	**0.00**

Electricity

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/03/2025	834697465	Mercury NZ Ltd	Electricity 15/02/2025 - 14/03/2025	1,001.39		1,001.39
21/04/2025	834697465	Mercury NZ Ltd	Electricity 15/03/2025 - 10/04/2025	1,409.49		1,409.49
18/05/2025	834697465	Mercury NZ Ltd	Electricity 11/04/2025 - 14/05/2025	843.59		843.59
18/06/2025	834697465	Mercury NZ Ltd	Electricity 15/05/2025 - 12/06/2025	1,325.34		1,325.34
18/07/2025	834697465	Mercury NZ Ltd	Electricity 13/06/2025 - 14/07/2025	1,214.41		1,214.41
18/08/2025	834697465	Mercury NZ Ltd	Electricity 15/07/2025 - 14/08/2025	1,336.35		1,336.35
18/09/2025	834697465	Mercury NZ Ltd	Electricity 15/08/2025 - 12/09/2025	1,282.14		1,282.14
18/10/2025	834697465	Mercury NZ Ltd	Electricity 13/09/2025 - 14/10/2025	1,244.04		1,244.04
18/11/2025	834697465	Mercury NZ Ltd	Electricity 15/10/2025 - 14/11/2025	1,308.51		1,308.51
18/12/2025	834697465	Mercury NZ Ltd	Electricity 15/11/2025 - 12/12/2025	1,184.81		1,184.81
18/01/2026	834697465	Mercury NZ Ltd	Electricity 13/12/2025 - 14/01/2026	1,202.64		1,202.64
18/02/2026	834697465	Mercury NZ Ltd	Electricity 15/01/2026 - 12/02/2026	1,227.39		1,227.39
					Total for Electricity	**14,580.10**

Fire Protection Services - monitoring

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/03/2025	INV-31253	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
30/06/2025	INV-33654	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
30/09/2025	INV-36378	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
30/12/2025	INV-38502	Automatic Fire Alarm Monitoring	Fire Alarm Monitoring	1,192.85		1,192.85
					Total for Fire Protection Services - monitoring	**4,771.40**

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Fire Protection Systems

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
29/04/2025	208238	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		440.74
29/04/2025	208237	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		350.18
29/04/2025	208236	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		350.18
29/04/2025	208239	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		350.18
29/04/2025	208240	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		376.05
29/04/2025	208241	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		376.05
03/07/2025	209710	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		376.05
03/07/2025	209705	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		350.18
03/07/2025	209706	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		350.18
03/07/2025	209707	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		440.74
03/07/2025	209708	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		350.18
03/07/2025	209709	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		376.05
01/10/2025	212171	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		376.05
01/10/2025	212170	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		376.05
01/10/2025	212169	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		350.18
01/10/2025	212165	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		350.18
01/10/2025	212168	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		440.74
01/10/2025	212167	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		350.18
12/01/2026	215213	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK D	706.68		350.18
12/01/2026	215215	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK F	732.55		376.05
12/01/2026	215214	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK E	677.93		376.05
12/01/2026	215210	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK B	706.68		350.18
12/01/2026	215212	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK C	742.61		440.74
12/01/2026	215211	Guardian Alarms Northern Ltd	Fire Alarm Mthly, EL Mthly Test & BWOF Checks - BLOCK A	706.68		350.18
					Total for Fire Protection Systems	**8,973.52**

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Garden/Lawn Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
09/03/2025	1DISHYSRD-2025-03	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,219.00		690.00
21/04/2025	1DISHYSRD-2025-04	AA Cleaning Ltd	Lawn mowing, rubbish pick up, cleaning & 2 monthly weeding	1,104.00		575.00
30/05/2025	1DISHYSRD-2025-05	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,253.50		460.00
02/07/2025	1DISHYS RD-2025-06	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	759.00		230.00
24/07/2025	1DISHYSRD-2025-07	AA Cleaning Ltd	Lawnmowing, rubbish pick up, cleaning & 2 monthly weeding	1,161.50		575.00
20/08/2025	1DISHYS RD-2025-08	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	914.25		230.00
01/10/2025	1DISHYSRD-2025-010	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,598.50		805.00
06/10/2025	1DISHYSRD-2025-09	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		460.00
30/11/2025	1DISHYSRD-2025-011	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		460.00
14/12/2025	1DISHYSRD-2025-012	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	1,771.00		1,242.00
28/01/2026	1DISHYSRD-2026-01	AA Cleaning Ltd	Lawn mowing, rubbish pickup and cleaning	989.00		460.00
					Total for Garden/Lawn Maintenance	**6,187.00**

Insurance Premiums

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
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	03-03-25 to 04-03-25	20,606.10
15/06/2025	LOAN 758338	Monument Finance Ltd	Insurance Premium, interest and establishment fee	88,372.69		88,372.69
					Total for Insurance Premiums	**108,978.79**

Plumbing

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
24/02/2026	IV5277	Wiresplus Automation & Electrical Ltd	Sewer Pump blockage	1,063.75		1,063.75
					Total for Plumbing	**1,063.75**

Reimbursement - owner/s

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/01/2025	1223A	Stanley Property Services	Cleaning in hallway - 204-1 Dishys	92.00	26-02-25 to 27-02-25	92.00
25/02/2025	9995	Linemarking Solutions Limited Onehunga	Replacement of bollard - Unit 108-5Newelm Lane	1,092.50	02-03-25 to 03-03-25	1,092.50
09/06/2025	Reimburse-PAF483	Proprietor Refund	Refund overpaid levy Unit 42	460.20		460.20
09/06/2025	LevyRefund-490	Proprietor Refund	Refund overpaid levy Unit 69	496.07		496.07
10/06/2025	6	General Journal	Refund overpaid levy Unit 42	0.00		(460.20)

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
10/06/2025	5	General Journal	Refund overpaid levy Unit 69	0.00		(496.07)
24/06/2025	LevyRefund-PAF555	Proprietor Refund	Refund overpaid levy Unit G01-5New/28	2,041.55		2,041.55
24/06/2025	7	General Journal	Refund overpaid levy Unit G01-5New/28	0.00		(2,041.55)
14/01/2026	LevyRefund-PAF1751 W K Taefu	Proprietor Refund	Refund overpaid levy Unit 64 - W K Taefu	252.44		252.44
15/01/2026	8	General Journal	Refund overpaid levy Unit 64	0.00		(252.44)
25/02/2026	12	General Journal	Expense Recoveries on Oncharges	0.00		(1,184.50)
					Total for Reimbursement - owner/s	**0.00**

Repairs and Maintenance - contingency

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
27/03/2025	206903	Guardian Alarms Northern Ltd	Callout - investigate defect on fire panel	218.50		218.50
24/04/2025	208056	Guardian Alarms Northern Ltd	Callout - Reset and reinstated fire alarm system	218.50		218.50
26/07/2025	10	Clean Sweep Garbage Removal Ltd TA My Clean Sweep	Removal of sofa from 1 Newelm Lane	138.00		138.00
01/10/2025	Reimburse-PAF1087	Yoke Thong Lo	Lock Box	30.88		30.88
15/10/2025	213765	Guardian Alarms Northern Ltd	Emergency light fitting - Block D	291.24		291.24
27/11/2025	104245	Handle Solutions Ltd	Adjust closers and replaced roller bolts	795.60		795.60
04/02/2026	20864	Procare Services Ltd	Pest Control - Common Areas & Exterior - Block C	431.25		431.25
04/02/2026	20863	Procare Services Ltd	Pest Control - Common Areas & Exterior - Block F	431.25		431.25
11/02/2026	Reimburse-PAF1881	Wesley Taefu	Reimbursement for waste disposal services	65.33		65.33
					Total for Repairs and Maintenance - contingency	**2,620.55**

Waste Management Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
28/02/2025	478889	Rubbish Direct	Rubbish Removal - Feb 25	1,655.91		1,655.91
31/03/2025	484110	Rubbish Direct	Rubbish Removal - Mar 25	1,655.91		1,655.91
30/04/2025	488365	Rubbish Direct	Rubbish Removal - Apr 25	1,655.91		1,655.91
31/05/2025	494506	Rubbish Direct	Rubbish Removal - May 25	1,655.91		1,655.91
30/06/2025	498728	Rubbish Direct	Rubbish Removal - Jun 2025	1,655.91		1,655.91
31/07/2025	504974	Rubbish Direct	Rubbish Removal - Jul 25	1,680.73		1,680.73
31/08/2025	509993	Rubbish Direct	Rubbish Removal - Aug 25	1,680.73		1,680.73
30/09/2025	514804	Rubbish Direct	Rubbish Removal - Sep 25	1,680.73		1,680.73
31/10/2025	519700	Rubbish Direct	Rubbish Removal - Oct 25	1,680.73		1,680.73
30/11/2025	524587	Rubbish Direct	Rubbish Removal - Nov 25	1,680.73		1,680.73
31/12/2025	529562	Rubbish Direct	Rubbish Removal - Dec 25	1,680.73		1,680.73
26/02/2026	534406	Rubbish Direct	Rubbish Removal - Jan 26	1,680.73	01-02-26 to 02-02-26	1,680.73
					Total for Waste Management Services	**20,044.66**

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 26 February 2025 to 25 February 2026

EXPENDITURE

Water

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
03/04/2025	202503/586109	Smart Billing Solutions BC591714	Water- Residual 28/11/2024 - 28/02/2024	543.41		543.41
24/04/2025	CR 586091	Smart Billing Solutions BC591714	Credit Note for invoice 202503/583323	(433.82)		(433.82)
05/06/2025	202506/592924	Smart Billing Solutions BC591714	Water- Residual 01/03/2025 - 28/05/2025	664.31		664.31
03/09/2025	202509/603649	Smart Billing Solutions BC591714	Water- Residual 29/05/2025 - 02/09/2025	2,532.68		2,532.68
12/12/2025	202512/616847	Smart Billing Solutions BC591714	Water- Residual 03/09/2025 - 04/12/2025	2,349.56		2,349.56
					Total for Water	**5,656.14**

Total Operating Fund Expenditure **218,568.21**

ANNUAL FINANCIAL STATEMENTS

For the period 26 February 2025 to 25 February 2026

Cost Centre : LTMF

Prepared For

Ormiston Garden

Plan No. 591714

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

Manager
Vanessa Stone
Crockers Body Corporate Management Ltd

Printed
3 June 2026

Balance Sheet

Cost Centre : LTMF

Body Corporate for Plan No. 591714

As at 25th February 2026

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

Assets		**2026**
Cash		31,430.87
Levies in Arrears	Note 6	69.01
	Total Assets	**$ 31,499.88**

Equity		
Operating Fund		31,499.88
Long Term Maintenance Fund		0.00
	Total Equity	**$ 31,499.88**

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 591714

Cost Centre : LTMF 26 February 2025 to 25 February 2026

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

Income	Actuals 26/02/25 25/02/26	Budget 26/02/25 25/02/26	Variance $ 26/02/25 25/02/26	Variance % 26/02/25 25/02/26
Levies - normal	35,000.48	35,000.00	0.48	0
Total Operating Fund Income	**35,000.48**	**35,000.00**	**0.48**	**0**

Expenditure				
Repairs and Maintenance - Long Term Maintenance...	3,500.60	35,000.00	31,499.40	90
Total Operating Fund Expenditure	**3,500.60**	**35,000.00**	**31,499.40**	**90**
Surplus / Deficit for period	**31,499.88**	**0**		

Summary

Opening Balance as at 26 February 2025	0.00
Total Revenue during period	35,000.48
Total Expenditure during period	(3,500.60)
Operating Fund balance as at 25 February 2026	**$ 31,499.88**

Income and Expenditure Statement

Long Term Maintenance Fund

Body Corporate for Plan No. 591714

Cost Centre : LTMF 26 February 2025 to 25 February 2026

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

Income	Actuals 26/02/25 25/02/26	Budget 26/02/25 25/02/26	Variance $ 26/02/25 25/02/26	Variance % 26/02/25 25/02/26
Total Long Term Maintenance Fund Income	**0.00**	**0.00**	**0**	**0**

Summary

Opening Balance as at 26 February 2025	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Long Term Maintenance Fund balance as at 25 February 2026	**$ 0.00**

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 Levies in Arrears - also see note 2

Detail	Amount
Unit: 205-5NEW/42 Unit: 42	0.01
Unit: 103-3DISHY/74 Unit: 74	69.00
	$ 69.01

Body Corporate for Plan No. 591714

EXPENDITURE - TRANSACTION LIST

OPERATING FUND

Cost Centre : LTMF for the period 26 February 2025 to 25 February 2026

EXPENDITURE

Repairs and Maintenance - Long Term Maintenance F...

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/08/2025	245002	Infinite NZ Limited TA Celesta Limited	Repair & repaint stairwell wall (left side)	3,500.60		3,500.60
					Total for Repairs and Maintenance - Long Term Maintenance Fund	**3,500.60**

Total Operating Fund Expenditure **3,500.60**