



Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

ANNUAL REPORTS

for the financial year to 31/10/2024

Body Corporate 468788
1-87 Chiefs Court, Hamilton East Hamilton 3216
Manager: Rean Khoo

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Balance Sheet

As at 31/10/2024

Spartik House, Level 2,
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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	26,364.25
Owners Equity--Admin	8,138.49
	<u>34,502.74</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	8,854.91
Owners Equity--LTMF	(1,109.53)
	<u>7,745.38</u>

Net owners' funds

\$42,248.12

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	30,732.92
Receivable--Levies--Admin	3,911.95
Receivable--Owners--Admin	350.00
	<u>34,994.87</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	526.23
Investment #1 - Savings--LTMF	6,535.19
Receivable--Levies--LTMF	683.96
	<u>7,745.38</u>

Unallocated Money

Cash at Bank--Unallocated	380.92
	<u>380.92</u>

Total assets

43,121.17

Less liabilities

Administrative Fund

Accrued Expenses--Admin	492.13
	<u>492.13</u>

Long Term Maintenance Fund

0.00

Unallocated Money

Prepaid Levies--Unallocated	380.92
	<u>380.92</u>

Total liabilities

873.05

Net assets

\$42,248.12



Income & Expenditure Statement for the financial year to 31/10/2024

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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Administrative Fund

	Current period 01/11/2023-31/10/2024	Annual budget 01/11/2023-31/10/2024	Previous year 01/11/2022-31/10/2023
Revenue			
Admin Rebate	140.07	0.00	0.00
Interest - Operating Account	1,920.38	0.00	56.33
Interest on Arrears--Admin	498.23	0.00	158.80
Interest on Investments--Admin	0.05	0.00	0.05
Levies Due--Admin	160,150.17	160,150.00	97,400.08
Transfer from Sinking Fund	0.00	0.00	7,500.00
<i>Total revenue</i>	<u>162,708.90</u>	<u>160,150.00</u>	<u>105,115.26</u>
Less expenses			
Admin - Rebate (Expense)	0.00	0.00	(45.08)
Admin--Administration Fee--Standard	17,250.00	17,250.00	20,575.00
Admin--APM Debt Recovery Costs	0.00	0.00	5.75
Admin--APM Investment Admin Fee	144.02	0.00	4.22
Admin--Long Term Maintenance Fund Plan	0.00	2,500.00	0.00
Admin--Sections 146/147/148 Fees	0.00	0.00	109.25
Insurance--Premiums	71,750.84	73,500.00	63,199.65
Insurance--Valuation	1,069.50	1,100.00	0.00
Maint Bldg--Electrical	0.00	500.00	276.00
Maint Bldg--General Repairs	2,737.00	22,000.00	0.00
Maint Grounds--Lawns & Gardening	31,168.75	31,000.00	9,171.25
Site Maintenance	11,050.00	10,200.00	10,200.00
Utility--Electricity	1,174.54	1,100.00	1,147.57
Utility--Rubbish Removal	0.00	1,000.00	0.00
<i>Total expenses</i>	<u>136,344.65</u>	<u>160,150.00</u>	<u>104,643.61</u>
Surplus/Deficit	<u>26,364.25</u>	<u>0.00</u>	<u>471.65</u>
Opening balance	8,138.49	8,138.49	7,666.84
Closing balance	<u><u>\$34,502.74</u></u>	<u><u>\$8,138.49</u></u>	<u><u>\$8,138.49</u></u>

Long Term Maintenance Fund

	Current period	Annual budget	Previous year
	01/11/2023-31/10/2024	01/11/2023-31/10/2024	01/11/2022-31/10/2023
Revenue			
Interest on Arrears--LTMF	87.09	0.00	30.34
Interest on Investments--LTMF	45.14	0.00	75.42
Levies Due--LTMF	28,000.05	28,000.00	18,000.00
<i>Total revenue</i>	28,132.28	28,000.00	18,105.76
Less expenses			
Admin--APM Investment Admin Fee	3.37	0.00	1.90
Admin--Transfer to Admin Fund	0.00	0.00	7,500.00
Maint Bldg--Building Improvement	0.00	0.00	6,694.15
Maint Bldg--Chemwash	19,274.00	20,000.00	19,274.00
Maint Bldg--Electrical	0.00	0.00	4,597.70
Maint Bldg--Roof	0.00	5,000.00	0.00
Maint Bldg--Signs & Notice Boards	0.00	2,000.00	0.00
Maint Grounds--Line Marking	0.00	1,000.00	0.00
<i>Total expenses</i>	19,277.37	28,000.00	38,067.75
Surplus/Deficit	8,854.91	0.00	(19,961.99)
Opening balance	(1,109.53)	(1,109.53)	18,852.46
Closing balance	\$7,745.38	-\$1,109.53	-\$1,109.53



Detailed Expenses for the financial year from 01/11/2023 to 31/10/2024

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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

Administrative Fund

Admin - Rebate (Expense) 152300

09/01/2024	Admin Rebate FY 2023	Auckland Property	(140.07)	Paid	DE	2023	000031
31/10/2024	Recode: Admin Rebate FY 2023		140.07		Jnl	62594	
			\$0.00				

Admin--Administration Fee--Standard 154000

04/12/2023	Administration Fees December 2023	Auckland Property	4,312.50	Paid	DE		000018
04/03/2024	Administration Fees March 2024	Auckland Property	4,312.50	Paid	DE		000035
05/06/2024	Administration Fees June 2024	Auckland Property	4,312.50	Paid	DE		000058
03/09/2024	Administration Fees September 2024	Auckland Property	4,312.50	Paid	DE		000070
			\$17,250.00				

Admin--APM Debt Recovery Costs 155005

12/03/2024	Lot 21: Debt Administration Fee		(126.50)		Ow.Inv		
12/03/2024	Lot 41: Debt Administration Fee		(126.50)		Ow.Inv		
12/03/2024	Lot 54: Debt Administration Fee		(126.50)		Ow.Inv		
12/03/2024	Lot 59: Debt Administration Fee		(126.50)		Ow.Inv		
17/04/2024	Lot 21: Debt Administration Fee		(253.00)		Ow.Inv		
17/04/2024	Lot 41: Debt Administration Fee		(253.00)		Ow.Inv		
02/08/2024	Debt administration fees August 2024	Auckland Property	126.50	Paid	DE		000065
02/08/2024	Debt administration fees August 2024	Auckland Property	253.00	Paid	DE		000065
13/08/2024	Lot 32: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
13/08/2024	Lot 33: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
13/08/2024	Lot 44: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
03/09/2024	Debt administration fees September 2024	Auckland Property	126.50	Paid	DE		000070
03/09/2024	Debt administration fees September 2024	Auckland Property	126.50	Paid	DE		000070
03/09/2024	Debt administration fees September 2024	Auckland Property	126.50	Paid	DE		000070
21/10/2024	Lot 41: Debt Administration Fee - Legal		(350.00)		Ow.Inv		
31/10/2024	Accrual: APM Debt Recovery Costs		982.50		Jnl	62595	
			\$0.00				

Admin--APM Investment Admin Fee 151401

30/11/2023	Admin fee on operating interest		1.56		Jnl	54529	
31/12/2023	Admin fee on operating interest		5.57		Jnl	54928	
31/01/2024	Admin fee on operating interest		9.52		Jnl	55528	
29/02/2024	Admin fee on operating interest		16.53		Jnl	56053	
31/03/2024	Admin fee on operating interest		17.04		Jnl	56700	
30/04/2024	Admin fee on operating interest		13.76		Jnl	57517	
31/05/2024	Admin fee on operating interest		11.02		Jnl	58285	
27/06/2024	Admin fee on operating interest		9.80		Jnl	59085	

Chiefs Court (Cameron Park) - BC 468788**1-87 Chiefs Court, Hamilton East Hamilton 3216**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

31/07/2024	Admin fee on operating interest		18.64		Jnl	60198	
30/08/2024	Admin fee on operating interest		15.95		Jnl	60867	
30/09/2024	Admin fee on operating interest		13.30		Jnl	61618	
31/10/2024	Admin fee on operating interest		11.33		Jnl	62316	

\$144.02**Admin--Sections 146/147/148 Fees 156000**

02/11/2023	Disclosure Statement Fees November 2023	Auckland Property	603.75	Paid	DE		000012
19/01/2024	Lot 1: Unit 30Chiefs, Section 146 Pre-Contract Dis		(603.75)		Ow.Inv		
30/01/2024	Lot 12: Unit 79Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
08/02/2024	Disclosure Statement Fees February 2024	Auckland Property	603.75	Paid	DE		000031
16/02/2024	Lot 1: Unit 30Chiefs, Section 147 Pre-Settlement D		(414.00)		Ow.Inv		
04/03/2024	Disclosure Statement Fees March 2024	Auckland Property	603.75	Paid	DE		000035
04/03/2024	Disclosure Statement Fees March 2024	Auckland Property	414.00	Paid	DE		000035
06/03/2024	Lot 12: Unit 79 Section 147 Pre-Settlement Disclos		(414.00)		Ow.Inv		
11/03/2024	Lot 21: Unit 61Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
03/04/2024	Disclosure Statement Fees April 2024	Auckland Property	414.00	Paid	DE		000042
02/05/2024	Disclosure Statement Fees May 2024	Auckland Property	603.75	Paid	DE		000051
02/05/2024	Lot 43: Unit 25Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
06/05/2024	Lot 21: Unit 61Chiefs, Section 147 Pre-Settlement		(414.00)		Ow.Inv		
05/06/2024	Disclosure Statement Fees June 2024	Auckland Property	414.00	Paid	DE		000058
05/06/2024	Disclosure Statement Fees June 2024	Auckland Property	603.75	Paid	DE		000058
25/07/2024	Lot 54: Unit 11Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
23/08/2024	Lot 54: Unit 54, Section 147 Pre-Settlement Disclo		(414.00)		Ow.Inv		
02/10/2024	Disclosure Statement Fees October 2024	Auckland Property	602.00	Paid	DE		000075
02/10/2024	Disclosure Statement Fees October 2024	Auckland Property	414.00	Paid	DE		000075
23/10/2024	Lot 11: Unit 81Chiefs, Section 146 Pre-Contract Di		(603.75)	Cancel	Ow.Inv		
23/10/2024	Owner invoice cancellation for lot: 11/468788		603.75	Cancel	Ow.Inv		
31/10/2024	Accrual: Sections 146/147/148 Fees		(602.00)		Jnl	62597	

\$0.00**Insurance--Premiums 159100**

03/01/2024	Insurance Premium Instal 11	Hunter Premium Funding	6,708.86	Paid	DE	030124	000024
19/03/2024	Insurance Premium Instalment 1 + fee	Hunter Premium Funding	7,360.22	Paid	DE	19032024	000039
20/03/2024	Insurance Premium Instalment 2	Hunter Premium Funding	7,210.22	Paid	DE	20032024	000040
16/04/2024	Insurance Premium Instalment 3	Hunter Premium Funding	7,210.22	Paid	DE	200424	000049
17/05/2024	Insurance Premium Instalment 4	Hunter Premium Funding	7,210.22	Paid	DE	200524	000054
19/06/2024	Insurance Premium Instalment 5	Hunter Premium Funding	7,210.22	Paid	DE	200624	000059
19/07/2024	Insurance Premium Instalment 6	Hunter Premium Funding	7,210.22	Paid	DE	200724	000063
19/08/2024	Insurance Premium Instalment 7	Hunter Premium Funding	7,210.22	Paid	DE	200824	000068
19/09/2024	Insurance Premium Instalment 8	Hunter Premium Funding	7,210.22	Paid	DE	200924	000073
18/10/2024	Insurance Premium Instalment 9	Hunter Premium Funding	7,210.22	Paid	DE	201024	000078

\$71,750.84

Chiefs Court (Cameron Park) - BC 468788**1-87 Chiefs Court, Hamilton East Hamilton 3216**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General**Insurance--Valuation 159200**

20/12/2023	Insurance valuation and report	Opteon New Zealand Limited	1,069.50	Paid	DE	17502620-1	000023
			\$1,069.50				

Maint Bldg--General Repairs 167200

30/10/2024	Repairs to holes in walls/speed sign	Rental 4 U	2,737.00	Paid	DE	1510	000080
			\$2,737.00				

Maint Grounds--Lawns & Gardening 178400

14/12/2023	Lawn & Ground Maintenance Jun-23 - Oct-23	Rental 4 U	3,335.00	Paid	DE	1505	000021
14/12/2023	Garden maintenance work up to 31/10/23	Rental 4 U	5,658.00	Paid	DE	1506	000021
04/04/2024	Lawn & ground maintenance	Rental 4 U	2,909.50	Paid	DE	1507	000048
29/10/2024	Lawn & Ground Maintenance - 2/4/24 to 24/10/24	Rental 4 U	3,766.25	Paid	DE	1508	000080
30/10/2024	Pruning/weeding/mulching/rubbish	Rental 4 U	15,500.00	Paid	DE	1509	000080
			\$31,168.75				

Site Maintenance 181001

03/11/2023	AP: Site Management Oct-23	L J Bullock	850.00	Paid	DE	011123	000015
05/12/2023	AP: Site Management Nov-23	L J Bullock	850.00	Paid	DE	011223	000019
01/01/2024	AP: Site Managment Dec-23	L J Bullock	850.00	Paid	DE	01012023	000025
02/02/2024	AP: Site Managment Jan-24	L J Bullock	850.00	Paid	DE	01022024	000030
04/03/2024	AP: Site Management Feb-24	L J Bullock	850.00	Paid	DE	01032024	000036
28/03/2024	AP: Site Management Mar-24	L J Bullock	850.00	Paid	DE	010424	000041
30/04/2024	AP: Site Management Apr-24	L J Bullock	850.00	Paid	DE	010524	000050
30/05/2024	AP: Site Management May-24	L J Bullock	850.00	Paid	DE	010624	000055
25/06/2024	AP: Site Management Jun-24	L J Bullock	850.00	Paid	DE	010724	000060
31/07/2024	AP: Site Management Jul-24	L J Bullock	850.00	Paid	DE	010824	000064
30/08/2024	AP: Site Management Aug-24	L J Bullock	850.00	Paid	DE	010924	000069
30/09/2024	AP: Site Management Sept-24	L J Bullock	850.00	Paid	DE	011024	000074
31/10/2024	AP: Site Management Oct-24	L J Bullock	850.00	Paid	DE	011124	000081
			\$11,050.00				

Utility--Electricity 190200

29/11/2023	Electricity 23/10/23 - 21/11/23	Genesis Energy	93.49	Paid	DE	100 156 6356	000017
08/01/2024	Electricity 22/11/23 - 20/12/23	Genesis Energy	92.24	Paid	DE	100 156 6356	000027
31/01/2024	Electricity 21/12/23 - 24/01/24	Genesis Energy	118.20	Paid	DE	100 156 6356	000029
06/03/2024	Electricity 25/01/24 - 26/02/24	Genesis Energy	113.01	Paid	DE	100 156 6356	000038
04/04/2024	Electricity 27/02/24 - 26/03/24	Genesis Energy	101.53	Paid	DE	100 156 6356	000046
07/05/2024	Electricity 27/03/24 - 29/04/24	Genesis Energy	127.16	Paid	DE	100 156 6356	000053
13/06/2024	CREDIT: WEL Networks discount 2024	Genesis Energy	(122.37)	Paid	DE	1001566356	000062
13/06/2024	Electricity 30/04/24 - 28/05/24	Genesis Energy	101.15	Paid	DE	1001566356	000062
10/07/2024	Electricity 29/05/24 - 01/07/24	Genesis Energy	104.68	Paid	DE	100 156 6356	000062
05/08/2024	Electricity 02/07/24 - 29/07/24	Genesis Energy	103.65	Paid	DE	100 156 6356	000067
04/09/2024	Electricity 30/07/24 - 27/08/24	Genesis Energy	126.87	Paid	DE	100 156 6356	000072
03/10/2024	Electricity 28/08/24 - 25/09/24	Genesis Energy	103.30	Paid	DE	100 156 6356	000077
31/10/2024	Accrual: Electricity 26/09/24 - 27/10/24		111.63		Jnl	62599	
			\$1,174.54				

Chiefs Court (Cameron Park) - BC 468788			1-87 Chiefs Court, Hamilton East Hamilton 3216				
Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.

General

Total expenses			\$136,344.65				
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Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

General

Long Term Maintenance Fund

Admin--APM Investment Admin Fee 251401							
30/08/2024	Admin fee on investment		0.79	Jnl			
30/09/2024	Admin fee on investment		1.29	Jnl			
31/10/2024	Admin fee on investment		1.29	Jnl			
			<u> </u>				
			\$3.37				
Maint Bldg--Chemwash 262150							
04/04/2024	House & gutter wash	Green Agenda Ltd	19,274.00	Paid	DE	2504	000047
			<u> </u>				
			\$19,274.00				
Total expenses			\$19,277.37				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Owner Invoices

As at 31/10/2024

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Due	Lot	Unit	Owner	Description	Account name	Invoice amount	Unpaid
Body Corporate 468788				1-87 Chiefs Court, Hamilton East		Hamilton 3216	
21/10/2024	41	29Ch	Eranda Sanjeeewa Bandara	Lot 41: Debt Administration Fee - Legal	Admin--APM Debt Recovery	350.00	350.00
		iefs	Herath Mudiyansele &		Costs		
			Thushari Jayathunga				
			Arachchige				
							350.00



Levy Positions - In Arrears for the financial year to 31/10/2024

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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
14	75Chi	31/01/2024	2,730.57	1,463.88	1,266.69	0.00	0.00	0.00	0.00	0.00	(0.35)	107.83	0.00
	efs												
41	29Chi	14/12/2023	3,058.86	413.60	2,645.26	0.00	0.00	0.00	0.00	0.00	71.02	115.75	0.00
	efs												
			5,789.43	1,877.48	3,911.95	0.00	0.00	0.00	0.00	0.00	70.67	223.58	0.00
Due Excl. GST			5,789.43				0.00						

Long Term Maintenance Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
14	75Chi efs	31/01/2024	477.39	255.93	221.46	0.00	0.00	0.00	0.00	0.00	(0.05)	18.87	0.00
41	29Chi efs	14/12/2023	534.81	72.31	462.50	0.00	0.00	0.00	0.00	0.00	12.41	20.24	0.00
			1,012.20	328.24	683.96	0.00	0.00	0.00	0.00	0.00	12.36	39.11	0.00
Due Excl. GST			1,012.20					0.00					



Investments As of 31/10/2024

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Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 468788	1-87 Chiefs Court, Hamilton East	Hamilton	3216		
ASB Bank Limited	Chiefs Court 1-87 LTMF	123111	0017626 037	0.00	6,535.19

Client Statement

Client Name:	Chiefs Court 1-87 LTMF	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court LTMF	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0017626-37		
Client Reference:	468788		
Account type	Sundry		
Opening Date:	13 Aug 2024		

Date	Transaction	Withdrawal	Deposit	Balance
13 Aug 2024	Opening Deposit		\$6,493.77	\$6,493.77
30 Aug 2024	Interest		\$14.57	\$6,508.34
30 Aug 2024	Tax @ 28.00%	\$4.07		\$6,504.27
30 Aug 2024	Admin Fee	\$0.79		\$6,503.48
30 Sep 2024	Interest		\$23.80	\$6,527.28
30 Sep 2024	Tax @ 28.00%	\$6.66		\$6,520.62
30 Sep 2024	Admin Fee	\$1.29		\$6,519.33
31 Oct 2024	Interest		\$23.81	\$6,543.14
31 Oct 2024	Tax @ 28.00%	\$6.66		\$6,536.48
31 Oct 2024	Admin Fee	\$1.29		\$6,535.19
31 Oct 2024	Closing Balance			\$6,535.19