

ANNUAL REPORTS

for the financial year to 31/08/2025

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

Manager: Connor Larsen-Cross

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Statement of Financial Position

As at 31/08/2025

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	287.16	1,736.09
Owners Equity--Admin	6,668.75	4,932.66
	6,955.91	6,668.75
Sinking Fund		
Operating Surplus/Deficit--Sinking	3,418.48	3,406.67
Owners Equity--Sinking	10,809.55	7,402.88
	14,228.03	10,809.55
Net owners' funds	\$21,183.94	\$17,478.30
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	6,955.91	6,908.92
	6,955.91	6,908.92
Sinking Fund		
Cash at Bank--Sinking	14,228.03	10,809.55
	14,228.03	10,809.55
Unallocated Money		
Cash at Bank--Unallocated	468.58	162.54
	468.58	162.54
<i>Total assets</i>	21,652.52	17,881.01
Less liabilities		
Administrative Fund		
Creditors--Other--Admin	0.00	240.17
	0.00	240.17
Sinking Fund		
	0.00	0.00
Unallocated Money		
Prepaid Levies--Unallocated	468.58	162.54
	468.58	162.54
<i>Total liabilities</i>	468.58	402.71
Net assets	\$21,183.94	\$17,478.30

Statement of Financial Performance for the financial year to 31/08/2025

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

Administrative Fund			
	Current period	Annual budget	Variance
	01/09/2024-31/08/2025	01/09/2024-31/08/2025	(\$)
Revenue			
Interest on Arrears--Admin	142.46	0.00	142.46
Levies Due--Admin	19,071.71	19,071.72	(0.01)
<i>Total revenue</i>	19,214.17	19,071.72	142.45
Less expenses			
Admin--Agent Disbursements	122.04	122.00	0.04
Admin--Consultants	764.65	0.00	764.65
Admin--Health & Safety	412.00	0.00	412.00
Admin--Management Fees--Standard	2,760.00	2,760.00	0.00
Insurance--Premiums	13,759.72	13,759.72	0.00
Insurance--Valuation	0.00	830.00	(830.00)
Maint Bldg--General Repairs & Maintenance	736.00	1,200.00	(464.00)
Maint Grounds--Lawns Gardening Rubbish	372.60	400.00	(27.40)
<i>Total expenses</i>	18,927.01	19,071.72	(144.71)
Surplus/Deficit	287.16	0.00	287.16
Opening balance	6,668.75	6,668.75	0.00
Closing balance	\$6,955.91	\$6,668.75	\$287.16

Sinking Fund

	Current period 01/09/2024-31/08/2025	Annual budget 01/09/2024-31/08/2025	Variance (\$)
Revenue			
Interest on Arrears--Sinking	18.48	0.00	18.48
Levies Due OCF--Sinking	3,400.00	3,400.00	0.00
<i>Total revenue</i>	<u>3,418.48</u>	<u>3,400.00</u>	<u>18.48</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>3,418.48</u>	<u>3,400.00</u>	<u>18.48</u>
Opening balance	10,809.55	10,809.55	0.00
Closing balance	<u>\$14,228.03</u>	<u>\$14,209.55</u>	<u>\$18.48</u>

Proposed Budget to apply from 01/09/2025

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

General

Administrative Fund

	Proposed budget	Actual 01/09/2024-31/08/2025	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	142.46	0.00
Levies Due--Admin	18,944.34	19,071.71	19,071.72
<i>Total revenue</i>	18,944.34	19,214.17	19,071.72
Less expenses			
Admin--Agent Disbursements	122.00	122.04	122.00
Admin--Consultants	0.00	764.65	0.00
Admin--Health & Safety	440.00	412.00	0.00
Admin--Management Fees--Standard	2,820.00	2,760.00	2,760.00
Insurance--Premiums	13,082.34	13,759.72	13,759.72
Insurance--Valuation	880.00	0.00	830.00
Maint Bldg--General Repairs & Maintenance	1,200.00	736.00	1,200.00
Maint Grounds--Lawns Gardening Rubbish	400.00	372.60	400.00
<i>Total expenses</i>	18,944.34	18,927.01	19,071.72
Surplus/Deficit	0.00	287.16	0.00
Opening balance	6,955.91	6,668.75	6,668.75
Closing balance	\$6,955.91	\$6,955.91	\$6,668.75
Total units of entitlement	100		100
Levy contribution per unit entitlement	\$189.44		\$190.72

General

Sinking Fund

	Proposed budget	Actual 01/09/2024-31/08/2025	Previous budget
Revenue			
Interest on Arrears--Sinking	0.00	18.48	0.00
Levies Due OCF--Sinking	3,400.00	3,400.00	3,400.00
<i>Total revenue</i>	3,400.00	3,418.48	3,400.00
Surplus/Deficit			
Opening balance	14,228.03	10,809.55	10,809.55
Closing balance	\$17,628.03	\$14,228.03	\$14,209.55
Total units of entitlement	100		100
Levy contribution per unit entitlement	\$34.00		\$34.00