



24 April 2025

The Committee
Hume House Body Corporate 83149

Dear Committee

**RE: HUME HOUSE BODY CORPORATE 83149
BODY CORPORATE MANAGEMENT COMMITTEE MEETING**

Please find enclosed the following:

- Notice of Meeting & Agenda
- Minutes from the previous BCMC meeting
- Facilities Management Report
- Financial Statements & Commentary

Please note:

All body corporate levies or other amounts payable and owing to the body corporate must be paid to be able to:

- Count for the quorum for the meeting.
- Vote at the meeting.

We look forward to seeing you at the meeting.

Regards

A handwritten signature in black ink, appearing to read 'Dricky Croucamp', is positioned below the 'Regards' text.

Dricky Croucamp
Your Property Matters Limited
Body Corporate Manager

Encls:

**NOTICE OF MEETING OF
HUME HOUSE BC 83149
BODY CORPORATE MANAGEMENT COMMITTEE
To be held via Zoom Conference
Friday 2 May 2025 at 10:00 am**

AGENDA

- 1. Register of attendance and apologies**
 - a. Attendance
 - b. Apologies
 - c. Conflict of Interest Register

- 2. Minutes of previous meeting**
 - a. Approval of minutes
 - b. Matters not arising elsewhere

- 3. Facilities Management Report**
 - a. Facilities Manager's Report
 - b. Health & Safety

- 4. Quarterly Financial Report**
 - a. Statements of financial performance and position
 - b. Debtors and creditors
 - c. Variance analysis against budget
 - d. Payment approval process

- 5. Administrative issues**
 - a. Meeting Scheduling
Friday 22 Aug-25 10:00 Q3

 - b. YPM whakahoki kōrero

- 6. General Business**



HUME HOUSE BODY CORPORATE NO. 83149
MINUTES OF BODY CORPORATE MANAGEMENT COMMITTEE MEETING
Held via Zoom Conference on
Friday 14 February 2025 at 12:00 noon

www.ypm.co.nz, select "member login" Username: bc83149 Password: 8o745tfd

1.0 Meeting Formalities

1.1 Present

Ray Macleod (81F) - Chair	Alan Pearson (23)
Brendan Ralph (5)	Jo McMillan (85B)
Ben Pearson (31, 32, 33)	Shane Waldron (21)

Dricky Croucamp - YPM

Apologies

Maya Kutchitt (34)

1.2 Quorum (4)

A quorum was present, and the meeting proceeded.

1.3 Conflict of Interest

No conflict of interest has been declared by the members of the Body Corporate Committee.

2.0 Previous minutes

Moved: By Ordinary Resolution that the Minutes of the BCMC Meeting of 31 October 2024 be accepted as a true and accurate version of proceedings.

Ben/Brendan/Carried

Matters arising not covered elsewhere:
None.

3.0 Facilities Management Report

The report was taken as read. Alan is looking more closely at some of the issues experienced.

The number of windows breaking seem suspicious to some members of the BC. Alan is now keeping a closer look at these issues.

There have been long delays with the fixing of the letterboxes. The Chair suggested that the Body Corporate and YPM work collectively to establish a reasonable response time. Alan mentioned that there are some doors hanging a bit loose and it seems they can be easily fixed. The lock on number 30 is just hanging there and should be replaced when the door is replaced. Dricky (YPM) mentioned that there was a note from Louise (YPM) that the two broken boxes (Unit 16 & Unit 30) have not been unlocked by the tenants. Alan mentioned that the door of one box is hanging on one hinge and can be forced open with a screwdriver to fix the door and replace the lock.

Health & Safety

No incidents, accidents or near misses occurred during the reporting period.

4.0 Financial Report

4.1 Financial Statements

The financial statements for the period 1 October 2024 to 31 December 2024 were taken as read.

Brendan sent an email to the committee regarding the reasons for the operational deficit.

The accounts receivable balance was discussed. The levies in arrears are offset against the levies paid in advance. The net receivable balance was \$29,860 in credit. This includes total credit balances of \$3,630, which is levies paid in advance, and total levies debit balances of \$6,449 being levies or charges in arrears.

Moved: By Ordinary Resolution that the financial statements for the period 1 October 2024 to 31 December 2024 be approved.

Brendan/Chair/Carried

5.0 Administrative issues

5.1 Meeting Scheduling

2 May 2025	BCMC	Fri	12:00
22 Aug 2025	BCMC	Fri	12:00

It is difficult for Brendan to attend as he is based in London. The meeting discussed possible times, and it was decided to move the committee meetings to 10:00am in the future.

Action: YPM (Dricky)

5.2 Whakahoki Kōrero

The meeting discussed the budget process. The proposed budget for each year is presented to the Body Corporate Committee at the meeting prior to the AGM. If the Committee requires any changes, it will be made and then presented at the AGM.

The Committee discussed the timing of receiving the proposed budget prior to the pre-AGM committee meeting. It was requested that it be distributed 2 weeks prior to the Committee meeting. This is to allow the Committee more time to understand, discuss and validate the budget assumptions

Action: YPM (Callan)

Post meeting note: *The accountant indicated that preparing the financial statements two weeks before the meeting would be challenging. Due to the annual nature of meeting planning and scheduling, these are allocated based on capacity, particularly during peak periods. While he will endeavour to expedite the process, he cannot guarantee completion prior to the specified deadline.*

6.0 General Business

The meeting discussed the layout for the YPM website. They would like to have a separate folder for the project with sub-folders for previous project work called "Archived Items", another for "Newsletters" and a third for "Reports".

Post meeting note: *YPM is investigating and will provide feedback.*

The newsletter is to be distributed first to the committee and then to all owners and PM's and published on the website afterwards.

Shane has been investigating the market for insurance renewal. The meeting discussed the merits of Indemnity Insurance vs Replacement Cover vs Functional Value or Demolition Cost.

Jo joined the meeting at 12:47.

The QS-evaluation will cost \$4,200 plus gst. The meeting agreed that this would be worth it and to investigate further quotes on insurance.

Post meeting note: Unit 16 letter box was fixed by Arthur Dolan Maintenance on 12 February 2025. Unit 30 has still not advised when they are free to unlock their letterbox. Professional Garden Services completed the weed spraying/removal on 17 February 2025.

The Chair requested YPM to send a screenshot of bank accounts and balances. He would also like to receive information on interest on savings accounts.

Action: YPM (Dricky & Callan)

The Chair noted that he is receiving a large number of emails about broken windows, broken letter boxes and CCTV. Establishing a process and time expectation would simplify matters. Jo mentioned that there is a lack of communication, and that the committee is not aware of what is happening. A job may be logged but the committee does not know whether it has been followed up. The Chair stated that service delivery expectations should be established so that service providers can be held accountable, but it should not be so inflexible that it becomes a burden to Louise. The point is to make things easier and simpler. Alan agreed that the process should be supportive of Louise and give her a window to say if something cannot get done. The Chair mentioned that the committee does not want to be involved in the day to day, basic building management. Louise should be part of the process so that something is not thrust upon her without her input.

Ben Pearson has been investigating access to viewing the CCTV footage. He has arranged a meeting with the supplier for Monday afternoon.

Jo raised the issue of security arrangements on level one. When the owners of level one bought their units there were security cameras in place. Jo stated that on a personal basis she does not accept the committee's decision that there are enough cameras on level one. The old cameras are not compatible with the new system that has been installed. The Chair noted that the cost benefit and coverage of the entry point would have to be investigated.

The meeting discussed their dissatisfaction with the cleaning service. The service person runs in with a mop and just smears the dirt around. He is using one mop and no water.

The window refurbishment project is still under investigation and Alan provided an update. Quotes have been received. The preferred contractor at this point is High Rise as they are much cheaper but there may be some issues that have to be discussed. It needs to be established if the quote includes the costs of paint and if all windows will be reglazed or just some. A ballpark estimated would be around \$300,000 to cover the window work and repainting of the building. The external façade work is in good condition. The spalling reported in the report from the intrusive investigation may not be as bad as initially thought. The Chair mentioned that he, as an engineer, does not detect a great deal of problems with what the building looks like. Jo reported that she is seeing a bubble with water running under the paint in her unit and a big chunk of concrete missing on the corner post. Alan stated that the coating on the building is way past its use by date. The contractor reported to him that it was a good coating as it retains water. It shows that the exterior must be effectively recoated. The quote also covered investigating areas of potential spalling and treating those areas if necessary.

Dricky (YPM) raised a question from Louise (YPM) about the tenancy of Meetings on the Terrace. Alan confirmed that the tenants have moved out. YPM should contact the owner to allow Elite services to carry out maintenance on the door for which they need electricity.

There being no further business, the meeting closed at 1:45pm.



**FACILITIES MANAGEMENT REPORT
FOR THE BODY CORPORATE COMMITTEE OF
HUME HOUSE BC 83149
6 February 2025 – 29 April 2025**

INSURANCE:

Broker: Gallagher

Insurer: NZI 60% QBE 20% OMPL 15% ANDO 5%

Expires: 1 April 2026

6 February 2025 – 29 April 2025

- Unit 2 – Window Broken (#FA301/0275450) – the Owner reported on 9 December 2024 that the window had been broken during very strong winds. Mike’s Glass were engaged and carried out repairs. An insurance claim was lodged and accepted. Still awaiting settlement funds to be received.

23 October 2024 – 5 February 2025

- Unit G – earthquake damage – the Owner reported in October 2024 that her bathroom tiles and a windowpane were damaged as a result of the 6 October 2024 earthquake. Unit G was the only Unit to report damage. An insurance claim was lodged and an Assessor appointed. The Assessor completed a site visit to assess the damage and determined it was not caused by the earthquake and the claim was withdrawn. Please note the excess for an earthquake claim is \$500.00 x 42 Units = \$21,000.00 incl GST payable by the Body Corporate. The Tenant was afraid the window would fall out so urgent temporary repairs were completed by Mike’s Glass and a permanent repair completed in November 2025.
- Unit 9 – Window Broken (#C1122775/FA301 0273308) – it was reported by the Property Manager on 12 November 2024 that a window had been broken with glass falling out of the frame and one window was cracked. The cause was unknown due to the Unit being unoccupied and the issue was found during a routine inspection by the Property Manager. Mike’s Glass completed repairs in November 2024. An insurance claim was lodged and accepted with settlement funds received.
- Unit 18 – Window Broken, Kitchen (#C1126413/FA 301 0274653) – the Owner reported on 28 November 2024 that a window had been broken with glass falling out of the frame. Mike’s Glass completed repairs in December 2024. An insurance claim was lodged and accepted with settlement funds received.
- Unit 2 – Window Broken (#FA301/0275450) – the Owner reported on 9 December 2024 that the window had been broken during very strong winds. Mike’s Glass were engaged and carried out repairs. An insurance claim was lodged and accepted. Awaiting settlement funds to be received.

**CLEANING, Common Area:****Wellington Clean & Clear Solutions****6 February 2025 – 29 April 2025**

- Freedom Cleaning Changes – the business will now be managed by a family member of the Owner and has undergone a name change to Wellington Clean & Clear Solutions, effective from 1 April 2025. The scope of work and costs remain unchanged.

23 October 2024 – 5 February 2025

- Freedom Cleaning completed the garage and rubbish bin clean during this reporting period.

ELECTRICITY**Genesis Energy
Mainline Electrical****6 February 2025 – 29 April 2025**

- Mainline Electrical completed various light replacements during this reporting period.
- Mainline Electrical completed the 6-monthly visual electrical board checks in March 2025.

23 October 2024 – 5 February 2025

- Mainline Electrical completed various general light and emergency light replacements during this reporting period.

FIRE COMPLIANCE**Equans NZ Limited
Johnson Controls****6 February 2025 – 29 April 2025**

- Equans completed preventative maintenance during this reporting period.
- Fire Compliance Services completed the passive fire works during this reporting period.

23 October 2024 – 5 February 2025

- Equans completed preventative maintenance during this reporting period.
- Fire Compliance Services completed the passive fire works during this reporting period.

BUILDING WARRANT OF FITNESS (BWOFF)**Cove Compliance
Expires: 9 July 2025****6 February 2025 – 29 April 2025**

- Trial Evacuations – Safety First carried out the trial evacuation on 5 March 2025. Some items to note and an email was sent to All Owners and Property Mangers informing them of the findings and asking them to advise their Tenant(s) if applicable.
- Compliance Audit – The Wellington City Council carried out a compliance audit in March 2025. Cove Compliance attended on behalf of the Body Corporate in their role as the appointed



compliance supplier and were available to respond to any queries from the Council during the inspection. At this stage, the Council has not raised any issues or concerns as a result of the audit.

23 October 2024 – 5 February 2025

- Nothing to report during this reporting period.

RUBBISH COLLECTION:

Waste Management NZ Limited

6 February 2025 – 29 April 2025

- Nothing to report during this reporting period.

23 October 2024 – 5 February 2025

- It was reported in January 2025 that the bins had not been collected. Waste Management were contacted and the battery in the driver's garage remote needed to be changed with the rubbish collected the next day.

LIFT MAINTENANCE:

Otis Elevator Company Limited

6 February 2025 – 29 April 2025

- Scheduled lift maintenance was carried out by Otis during this reporting period.

23 October 2024 – 5 February 2025

- Scheduled lift maintenance was carried out by Otis during this reporting period.
- Lift #2 (right) – it was reported on 22 October 2024 that the lift was stuck on Level 6 and the lights were flickering. Otis attended site and fixed.
- Lifts #1 and #2 (both) – it was reported on 29 October 2024 that the lights in the lifts were flickering and one had blown. Otis attended site however as the parts for the lift lights were obsolete a full light replacement is required. In the interim temporary repairs were completed.
- Lift #1 (left) – it was reported on 15 November 2024 that the doors were closing with a loud bang. Otis attended site and made adjustments to the doors.
- Lift Button, Ground Floor – it was reported on 9 January 2025 that the lift button in the ground floor lobby was not working. Otis attended site and fixed.
- LED Light Replacements, Both Lifts – Otis replaced both lift lights with LEDs in November 2024.

SECURITY ACCESS:	To Be Advised
DOORS Mechanical/Electrical (Main Lobbies):	Elite Services

6 February 2025 – 29 April 2025

- CCTV - Prosecure completed preventative maintenance of the CCTV system during this reporting period.
- CCTV – Prosecure taught Committee member Ben Pearson how to retrieve CCTV footage in February 2025.
- Elite Services completed preventative maintenance during this reporting period.
- Security Access Provider - in December 2024, YPM was notified that Hume House’s current Security Access Supplier could no longer continue services due to illness. As a result, the Body Corporate must engage a new Supplier to ensure the ongoing maintenance and compliance of the access security system. Evotek, Waterford Security and Mainline Electrical were approached to assess their interest in submitting a proposal and costings for maintaining and ensuring compliance of the access security system. Waterford Security have submitted their proposal, which has been forwarded to the Chair for review. Evotek have advised that they are not interested in taking on the role of Supplier for this service. Mainline Electrical have conducted several site visits to gather the necessary information and are currently preparing their proposal. YPM is awaiting their submission, which will also be sent to the Chair for consideration once received.

23 October 2024 – 5 February 2025

- Security Access Provider - in December 2024, YPM was notified that Hume House’s current Security Access Supplier could no longer continue services due to illness. As a result, the Body Corporate must engage a new Supplier to ensure the ongoing maintenance and compliance of the access security system. Evotek, Waterford Security and Mainline Electrical were contacted to enquire of their interest to provide a proposal and costings. Waterford Security have provided their proposal which has been sent to the Chair for review. Awaiting the other two proposals and will forward these to the Chair for review in due course.

GENERAL:

6 February 2025 – 29 April 2025

Building/Window/Gutter/Moss Clean – Annual and Window/Gutter Clean – 6 Monthly

The Body Corporate to discuss and decide if the 6 Monthly Window/Gutter Clean and/or the Annual Full Building/Window/Gutter Clean will be carried out before or after the completion of the Window and Facade Upgrade Project (HH-WaFUP).

Fibre Installation

Nothing to report during this reporting period.

Gardening

Nothing to report during this reporting period.

General Maintenance

Arthur Dolan Maintenance completed general maintenance during this reporting period.

Graffiti

SB Maintenance Limited removed graffiti during this reporting period.

Weathertight Project – Windows/Façade/Skylights (HH-WaFUP)

The HH-WaFUP Project Team to provide an update at the next BCMC meeting.

Water Issues

Unit 10 – on 21 April 2025 the Property Manager reported a gushing water sound which they believed was coming from a Unit upstairs. Insink Plumbing were engaged, attended site and traced the cause to heavy rainwater flowing through the downpipe and confirmed this was the source of the noise. All costs associated with this attendance and investigation will be oncharged to Unit 10 in due course.

Window Repairs

- Unit 1 – Window Cracked, Kitchen – the Owner reported on 11 December 2024 that a window in the kitchen (found by her Property Manager during a routine inspection) was cracked. As the cause was unknown and the insurance company are not covering steel framed window cracks, an insurance claim was not lodged. Due to the Body Corporate previously deciding not to allocate funds to window repairs due to the Window Replacement Project, the quote received from Mike’s Glass was forwarded to the Chair for review/approval. The Chair approved Mike’s Glass quote and repairs were completed in March 2025.
- Unit 18 - Window Broken – the Owner reported on 27 December 2024 that a window was cracked. As the cause was unknown and the insurance company are not covering steel framed window cracks, an insurance claim was not lodged. Due to the Body Corporate previously deciding not to allocate funds to window repairs due to the Window Replacement Project, the quote received from Mike’s Glass was forwarded to the Chair for review/approval. The Chair approved Mike’s Glass quote and repairs were completed in February 2025.
- Unit 26 - Window Broken – the Property Manager reported on 6 March 2025 that a window was cracked in the bedroom. As the cause was unknown and the insurance company are not covering steel framed window cracks, an insurance claim was not lodged. Due to the Body Corporate previously deciding not to allocate funds to window repairs due to the Window Replacement Project, the quote received from Mike’s Glass was forwarded to the Chair for review/approval. The Chair requested a second quote which was obtained by Kelly’s Glass and forwarded to the Chair for review/approval. The Chair then requested YPM obtain a further quote from C&D Glass which was received and forwarded to the Chair for review/approval. The Chair approved C&D Glass’ quote and repairs were completed in April 2025. Unfortunately, the Property Manager has advised that the window was not repaired with C&D Glass being approached for comment. C&D Glass advised they replaced two cracked windows based on the photos provided and are unsure if the new photo provided is new break. The Chair has approved C&D Glass to quote for repairs.

Surveys

Asbestos – completed 27 November 2018.

HSNZ – completed 23 September 2016.

Fire Evacuation Scheme – New Scheme approved by FENZ. Memos with new procedures have been given to all residents. Trial Evacuations are carried out by Safety First every 6 months.

Louise Jago
Body Corporate Facilities Manager
Your Property Matters Limited

Service Providers:

Service Type	Provider
BWOF	Cove Compliance
Building/Window/Gutter Clean	Window Cleaning Contractors
Cleaning	Freedom Cleaning
Doors – Access Control	CSINZ
Doors – Garage Roller	Elite Services/Upland Building Services
Doors – Pedestrian (entry/exit)	Elite Services
Electrician	Mainline Electrical
Fire – Alarm Monitoring	Johnson Controls
Fire - Alarm System Provider	Equans Services
Fire – Door Manufacturer	Pacific Door Systems Limited
Fire – Trial Evacuation	Safety First NZ Limited
Insurance Broker	Gallagher
Lifts	Otis
Locksmith	Master Locksmiths
Plumbing	Insink Plumbing
Power Company - Common Areas	Genesis Energy
Rubbish Collection	Waste Management NZ Limited
Safety Anchors	Goleman Group
Security	Simply Security
Tow Company	Kearneys Towing Limited/Dave Ward Towing
TV Reception	Aerial Master



HUME HOUSE BODY CORPORATE No. 83149

FINANCIAL STATEMENTS AND COMMENTARY

FOR THE PERIOD 1 OCTOBER 2024 TO 31 MARCH 2025

CONTENTS

Commentary

Statement of Financial Performance

Statement of Financial Position

Accounts Receivable Balance Summary

Accounts Payable Balance Summary

Variance Analysis

Transaction Detail by Account

Long Term Maintenance Plan

HUME HOUSE BODY CORPORATE No. 83149
FINANCIAL REPORT: 1 OCTOBER 2024 to 31 MARCH 2025

1. Financial Accounts

The Body Corporate's Statement of Financial Performance for the period 1 October 2024 to 31 March 2025 and Financial Position as at 31 March 2025 are attached. Also attached is a variance analysis against budget for the period.

These show a deficit from routine operations for the period of \$5,209 compared to a break even budget. Net Other Income is made up of Prior Period Deficit Clawback as allowed for in the budget. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Income
(Deficit)	(\$5,209)	\$3,000	(\$2,209)

As at 31 March 2025 total Long Term Maintenance Fund was \$295,655 and Windows & Facade Upgrade Fund was \$59,584. Total Equity as a Contingency Fund was negative \$14,547.

The Long Term Maintenance Fund was made up as follows:

	31 March 2025	30 September 2024
Opening balance	\$261,924	\$189,456
Add/(Less)		
LTM Expenditure for the Period	-	-
LTM Levy	\$31,500	\$63,000
Interest Net of Tax	\$2,022	\$9,162
Other	\$209	\$306
Closing balance	\$295,655	\$261,924

The Windows & Façade Upgrade Fund was made up as follows:

	31 March 2025	30 September 2024
Opening Balance	\$59,584	\$229,863
Add/(Less)		
Windows & Façade Expenditure for the Period	-	(\$170,278)
Rounding	-	(\$1)
Closing balance	\$59,584	\$59,584

The Contingency Fund (Equity) was made up as follows:

	31 March 2025	30 September 2024
Opening balance	(\$12,338)	\$26,568
Net (Deficit)	(\$2,209)	(\$38,906)
Closing balance (Deficit)	(\$14,547)	(\$12,338)

2. Accounts Receivable & Payable

Listings of receivable and payable balances as at 31 March 2025 are attached.

Regarding receivables: As at 31 March the net receivable balance was \$25,357 in credit. This was made up of total credit balances of \$33,720 being levies paid in advance and total debit balances of \$8,363 being levies and on charges in arrears.

Regarding payables: As at 31 March the payable balance was \$7,561. These were manageable within normal commercial payment terms.

3. Cash Position

As at 31 March 2025 the Body Corporate had \$370,054 cash on hand of which \$346,937 was held in interest earning accounts.

4. Variance Analysis

A variance analysis against budget for the period 1 October 2024 to 31 March 2025 is attached. The budget approved at the 2024 AGM was effective from 1 January 2025. Routine expenditure was 3% or \$5,209 over budget. Variances of note were:

- BC – Management (\$2,625). Ex-contract greater than expected.
- Building Wash/Window Clean (+\$2,820). Timing of building wash creates variance.
- Insurance Valuation (+\$4,455).

A transaction detail by account report is attached. This shows details of all expenditure incurred by the Body Corporate over the reporting period.

5. Long Term Maintenance Plan

The Long Term Maintenance Plan is attached. The current and proposed annual contributions to the LTM Fund meet the requirement of the LTM Plan.

6. Conclusion

The Body Corporate's net result was a deficit for the period. The cash position was healthy but the equity position was negative.

Callan Holgate

Callan Holgate
Body Corporate Accountant
Your Property Matters Ltd

7 April 2025

2:25 AM
07/04/25
Accrual Basis

Hume House Body Corporate No. 83149
Statement of Financial Performance
October 2024 through March 2025

	<u>Oct 24 - Mar 25</u>	<u>Oct 23 - Mar 24</u>
Ordinary Income/Expense		
Income		
Body Corporate Levies	189,791	169,266
Total Income	<u>189,791</u>	<u>169,266</u>
Expense		
BC - Facilities Management	11,325	10,950
BC - Management	16,087	13,446
Building Compliance/WOF	2,011	2,544
Building Wash/Window Clean	7,320	9,453
Common Area Cleaning	5,499	5,499
Common Area Electricity	3,915	4,110
Fire Systems		
Contracts	1,599	3,060
Repairs & Maintenance	1,610	3,262
Total Fire Systems	<u>3,209</u>	<u>6,321</u>
Gardening	99	0
Health & Safety	1,052	845
Honorarium	1,000	1,000
Insurance	102,279	74,487
Insurance Valuation	4,830	0
Lift Maintenance Contract	7,301	5,550
Lift Telephone	440	416
Professional Services	0	1,044
Repairs & Maintenance		
R&M Graffiti	17	153
R&M Lighting	2,462	2,999
R&M Other	9,249	14,703
Total Repairs & Maintenance	<u>11,729</u>	<u>17,855</u>
Rubbish Collection	7,454	7,350
Security	1,361	-171
Water Rates	8,088	11,554
Total Expense	<u>195,000</u>	<u>172,255</u>
Net Ordinary Income	-5,209	-2,989
Other Income/Expense		
Other Income		
Long Term Maintenance		
LTM Levy	31,500	31,500
Bank Interest	2,733	7,791
Late Payment Penalties	209	85
Total Long Term Maintenance	<u>34,442</u>	<u>39,376</u>
Transfer from/(to) LTM Fund	-33,731	-38,288
Trnsf from/(to) Window & Facade	0	77,306
Prior Period Deficit Clawback	3,000	0
Total Other Income	<u>3,711</u>	<u>78,393</u>
Other Expense		
Window & Facade Upgrade Expense		
Cladding - Consultants	0	78,102
Cladding - Contractors	0	63,333
Total Window & Facade Upgrade Expense	<u>0</u>	<u>141,436</u>
Income Tax Expense	711	1,088
Total Other Expense	<u>711</u>	<u>142,523</u>
Net Other Income	<u>3,000</u>	<u>-64,130</u>
Net Income	<u><u>-2,209</u></u>	<u><u>-67,119</u></u>

2:25 AM
07/04/25
Accrual Basis

Hume House Body Corporate No. 83149
Statement of Financial Position
As of March 31, 2025

	Mar 31, 25	Mar 31, 24
ASSETS		
Current Assets		
Chequing/Savings		
Westpac Current Account (00)	23,117	24,931
Westpac Savings Account (17)	141,448	83,196
Westpac Online Bonus Saver (26)	205,489	330,806
Total Chequing/Savings	370,054	438,932
Accounts Receivable		
Accounts Receivable	-25,357	-24,007
Total Accounts Receivable	-25,357	-24,007
Other Current Assets		
Accounts Rec Other		
Disclosure Statement	0	690
Total Accounts Rec Other	0	690
Prepaid Expenses	6,559	6,200
Taxation Refund Receivable	73	1,394
Total Other Current Assets	6,632	8,284
Total Current Assets	351,329	423,210
TOTAL ASSETS	351,329	423,210
LIABILITIES		
Current Liabilities		
Accounts Payable		
Accounts Payable	7,561	76,600
Total Accounts Payable	7,561	76,600
Other Current Liabilities		
Accounts Payable Other		
General	1,574	3,359
Honorarium	1,500	3,500
Total Accounts Payable Other	3,074	6,859
Total Other Current Liabilities	3,074	6,859
Total Current Liabilities	10,636	83,459
Long Term Liabilities		
Windows & Facade Upgrade Fund	59,584	152,557
Long Term Maintenance Fund	295,655	227,744
Total Long Term Liabilities	355,240	380,301
TOTAL LIABILITIES	365,876	463,760
NET ASSETS	-14,547	-40,551
EQUITY		
Opening Balance	-12,338	26,568
Net Income	-2,209	-67,119
TOTAL EQUITY	-14,547	-40,551

2:24 AM
07/04/25

Hume House Body Corporate No. 83149
Accounts Receivable Balance Summary
Please note a (-) sign denotes levies paid in advance

	<u>Mar 31, 25</u>
84 (C) Goran Savic	6,645.59
18 C Cresswell	652.49
08 Deong Bo Ding	599.51
19 ROMA JAD Limited	260.43
30 Nicola Jane Earnshaw	202.46
31 B & M Pearson Family Trust	2.79
38/GR1 Manga Family Trust	-10.00
28 Suzanne Gabrielle Goodhue	-26.44
02 J Colenso & R Kim	-1,370.76
80 (G) KG Trust	-2,025.04
07 Malcom Hodge & Moana Meyer	-2,067.44
09 152 The Terrace Limited	-2,933.57
06 L Caudwell	-3,012.21
81 (F) Dunvegan Trust (No statements)	-3,191.36
85 (B) R & J McMillen (Email only)	-4,005.06
14 Will & Hyper Ltd	-4,415.31
22 Mark Hashimoto (Email only)	-10,662.75
TOTAL	<u>-25,356.67</u>

2:24 AM
07/04/25

Hume House Body Corporate No. 83149
Accounts Payable Balance Summary
As of March 31, 2025

	<u>Mar 31, 25</u>
CoveKinloch Compliance	245.76
Elite Services 2008 Ltd	184.00
Freedom Cleaning Ltd	916.55
Genesis Energy	1,174.24
Mike's Glass Ltd	189.75
Otis Elevator Company Ltd	2,937.24
Waste Management NZ Ltd	1,223.92
Your Property Matters Ltd	690.00
TOTAL	<u>7,561.46</u>

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Accrual Basis

Hume House Body Corporate No. 83149
Variance Analysis
October 2024 through March 2025

	<u>Oct 24 - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Body Corporate Levies	189,791	189,791	0	100%
Total Income	<u>189,791</u>	<u>189,791</u>	<u>0</u>	<u>100%</u>
Expense				
Bank Fees	0	13	-13	0%
BC - Facilities Management	11,325	11,313	12	100%
BC - Management	16,087	13,463	2,625	119%
Building Compliance/WOF	2,011	2,195	-184	92%
Building Wash/Window Clean	7,320	4,500	2,820	163%
Common Area Cleaning	5,499	6,000	-501	92%
Common Area Electricity	3,915	3,950	-35	99%
Fire Systems				
Contracts	1,599	2,875	-1,276	56%
Repairs & Maintenance	1,610	4,125	-2,515	39%
Total Fire Systems	<u>3,209</u>	<u>7,000</u>	<u>-3,791</u>	<u>46%</u>
Gardening	99			
Health & Safety	1,052	450	602	234%
Honorarium	1,000	1,000	0	100%
Insurance	102,279	100,250	2,029	102%
Insurance Valuation	4,830	375	4,455	1,288%
Lift Maintenance Contract	7,301	6,579	722	111%
Lift Telephone	440	426	14	103%
Long Term Maintenance Plan	0	1,125	-1,125	0%
Professional Services	0	1,063	-1,063	0%
Repairs & Maintenance				
R&M Graffiti	17	300	-283	6%
R&M Lighting	2,462	1,688	775	146%
R&M Other	9,249	10,000	-751	92%
R&M Roof Repairs	0	1,250	-1,250	0%
Total Repairs & Maintenance	<u>11,729</u>	<u>13,238</u>	<u>-1,508</u>	<u>89%</u>
Rubbish Collection	7,454	7,104	351	105%
Security	1,361	250	1,111	544%
Water Rates	8,088	9,500	-1,412	85%
Total Expense	<u>195,000</u>	<u>189,791</u>	<u>5,209</u>	<u>103%</u>
Net Ordinary Income	-5,209	0	-5,209	100%
Other Income/Expense				
Other Income				
Long Term Maintenance				
LTM Levy	31,500	31,500	0	100%
Bank Interest	2,733	2,733	0	100%
Late Payment Penalties	209	209	0	100%
Total Long Term Maintenance	<u>34,442</u>	<u>34,442</u>	<u>0</u>	<u>100%</u>
Transfer from/(to) LTM Fund	-33,731	-33,731	0	100%
Prior Period Deficit Clawback	3,000	3,000	0	100%
Total Other Income	<u>3,711</u>	<u>3,711</u>	<u>0</u>	<u>100%</u>
Other Expense				
Income Tax Expense	711	711	0	100%
Total Other Expense	<u>711</u>	<u>711</u>	<u>0</u>	<u>100%</u>
Net Other Income	<u>3,000</u>	<u>3,000</u>	<u>0</u>	<u>100%</u>
Net Income	<u><u>-2,209</u></u>	<u><u>3,000</u></u>	<u><u>-5,209</u></u>	<u><u>-74%</u></u>

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Accrual Basis

Hume House Body Corporate No. 83149
Transaction Detail by Account
October 2024 through March 2025

Type	Date	Num	Name	Amount	Balance	Description
BC - Facilities Management						
Bill	1/10/2024	38738	Your Property Matters Ltd	5,600.80	5,600.80	01/10/24 - 31/12/24 BC Quarterly Facilities Management Fee
Bill	1/01/2025	39354	Your Property Matters Ltd	5,600.80	11,201.60	01/01/25 - 31/03/25 BC Quarterly Facilities Management Fee
Bill	31/01/2025	39541	Your Property Matters Ltd	123.22	11,324.82	01/01/25 - 31/03/25 BC Quarterly Facilities Management Fee CPI Adjustment
Total BC - Facilities Management					11,324.82	
BC - Management						
Bill	1/10/2024	38738	Your Property Matters Ltd	6,410.33	6,410.33	01/10/24 - 31/12/24 BC Quarterly Management Fee
Bill	31/10/2024	39011	Your Property Matters Ltd	1,104.00	7,514.33	Oct 24 Bldg gen. E - fibre installation, G - earthquake damage, weathertight project
Bill	30/11/2024	39237	Your Property Matters Ltd	531.30	8,045.63	Nov 24 Debt collection, behaviour issues, weathertight project
Bill	31/12/2024	39461	Your Property Matters Ltd	565.80	8,611.43	Dec 24 Behaviour issues, 22 - parcel stolen, weathertight project
Bill	1/01/2025	39354	Your Property Matters Ltd	6,410.33	15,021.76	01/01/25 - 31/03/25 BC Quarterly Management Fee
Bill	31/01/2025	39541	Your Property Matters Ltd	141.02	15,162.78	01/01/25 - 31/03/25 BC Quarterly Management Fee CPI Adjustment
Bill	31/01/2025	39591	Your Property Matters Ltd	207.00	15,369.78	Jan 25 Behaviour issues, weathertight project
Bill	28/02/2025	39738	Your Property Matters Ltd	717.80	16,087.38	Feb 25 Bldg gen, debt collection, behaviour issues, 18 - couch thrown from window, 38 - power re...
Total BC - Management				16,087.38	16,087.38	
Building Compliance/WOF						
General Journal	1/10/2024	605R		836.63	836.63	Reverse of GJE 605 - Sep 24 Prepaid 01/10/24 - 31/12/24
Bill	3/12/2024	INV-32932	CoveKinloch Compliance	928.40	1,765.03	01/01/25 - 31/03/25 Building Compliance Services
General Journal	31/12/2024	616R		-928.40	836.63	Dec 24 Prepaid 01/01/25 - 31/03/25
General Journal	1/01/2025	616R		928.40	1,765.03	Reverse of GJE 616 - Dec 24 Prepaid 01/01/25 - 31/03/25
Bill	3/03/2025	INV-35043	CoveKinloch Compliance	928.40	2,693.43	01/04/25 - 30/06/25 Building Compliance Services
Bill	10/03/2025	INV-35555	CoveKinloch Compliance	245.76	2,939.19	Council Audit attendance
General Journal	31/03/2025	626		-928.40	2,010.79	Mar 25 Prepaid 01/04/25 - 30/06/25
Total Building Compliance/WOF				2,010.79	2,010.79	
Building Wash/Window Clean						
Bill	31/10/2024	INV-73426	Window Cleaning Contractors	7,319.75	7,319.75	Window cleaning, building wash, gutter cleaning & roof treatment
Total Building Wash/Window Clean				7,319.75	7,319.75	
Common Area Cleaning						
Bill	26/10/2024	INV-0502	Freedom Cleaning Ltd	916.55	916.55	Oct 24 Common area cleaning
Bill	26/11/2024	INV-0506	Freedom Cleaning Ltd	1,833.10	2,749.65	Nov 24 Common area cleaning
Bill	26/12/2024	INV-0512	Freedom Cleaning Ltd	916.55	3,666.20	Dec 24 Common area cleaning
Bill	20/01/2025	INV-0516	Freedom Cleaning Ltd	3,666.20	7,332.40	Jan 25 Common area cleaning
Bill	26/02/2025	INV-0520	Freedom Cleaning Ltd	916.55	8,248.95	Feb 25 Common area cleaning
Bill	26/03/2025	INV-0527	Freedom Cleaning Ltd	916.55	9,165.50	Mar 25 Common area cleaning
Total Common Area Cleaning				5,499.30	5,499.30	
Common Area Electricity						
General Journal	1/10/2024	606R		-218.80	-218.80	Reverse of GJE 606 - Sep 24 Acc 21/09/24-30/09/24
Bill	23/10/2024	343257833	Genesis Energy	749.76	530.96	21/09/24 - 22/10/24 Estimated reading
Bill	25/11/2024	343875798	Genesis Energy	390.24	921.20	23/10/24 - 21/11/24 Estimated reading
Bill	20/12/2024	344411541	Genesis Energy	384.59	1,305.79	22/11/24 - 19/12/24 Estimated reading
General Journal	31/12/2024	617R		156.68	1,462.47	Dec 24 Acc 20/12/24-31/12/24
General Journal	1/01/2025	617R		-156.68	1,305.79	Reverse of GJE 617 - Dec 24 Acc 20/12/24-31/12/24
Bill	15/01/2025	344835333	Genesis Energy	772.20	2,077.99	20/12/24 - 15/01/25 Special reading
Bill	27/01/2025	345049125	Genesis Energy	900.98	2,978.97	16/01/25 - 24/01/25 Estimated reading
Bill	26/02/2025	345643123	Genesis Energy	459.48	3,438.45	25/01/25 - 25/02/25 Estimated reading
Bill	27/03/2025	346252860	Genesis Energy	402.04	3,840.49	26/02/25 - 25/03/25 Estimated reading
General Journal	31/03/2025	627		74.45	3,914.94	Mar 25 Acc 26/03/25-31/03/25
Total Common Area Electricity				3,914.94	3,914.94	
Disclosure Statement						
General Journal	1/10/2024	607R		690.00	690.00	Reverse of GJE 607 - Sep 24 Acc
Credit	23/10/2024	38908	Your Property Matters Ltd	-690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 9 (Double Invoicing)
Tax Invoice	27/03/2025	5351	16 Ashlin Romika Chand	-690.00	-690.00	For Provision of Pre Contract Disclosure Statement re Unit 16
Bill	28/03/2025	39927	Your Property Matters Ltd	690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 16
Total Disclosure Statement				0.00	0.00	

Hume House Body Corporate No. 83149
Transaction Detail by Account
October 2024 through March 2025

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Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
Fire Systems						
Contracts						
Bill	1/10/2024	50892169	Johnson Controls Australia Pt...	323.85	323.85	1/10/24 - 31/12/24 Primary Fire System Monitoring
General Journal	1/10/2024	608R		158.56	482.41	Reverse of GJE 608 - Sep 24 Prepaid 01/10/24-31/10/24
Bill	19/11/2024	572485	Engie Services t/a EQUANS	475.67	958.08	01/11/24 - 31/10/25 Preventative maintenance
General Journal	31/12/2024	618		-158.56	799.52	Dec 24 Prepaid 01/01/25-31/01/25
Bill	10/1/2025	50900262	Johnson Controls Australia Pt...	323.85	1,123.37	1/01/25 - 31/03/25 Primary Fire System Monitoring
General Journal	19/02/2025	618R		158.56	1,281.93	Reverse of GJE 618 - Dec 24 Prepaid 01/01/25-31/01/25
Bill	19/02/2025	577369	Engie Services t/a EQUANS	475.67	1,757.60	01/02/25 - 30/04/25 Preventative maintenance
General Journal	31/03/2025	628		-158.56	1,599.04	Mar 25 Prepaid 01/04/25-30/04/25
Total Contracts				1,599.04	1,599.04	
Repairs & Maintenance						
Bill	27/10/2024	569492	Engie Services t/a EQUANS	368.00	368.00	11/09/24 Replace Triangle lock on Fire panel INV DATED 27/09/24
Bill	12/11/2024	561660	Engie Services t/a EQUANS	429.39	797.39	18/05/24 Defect due to a battery failure. Replaced with temp battery INV DATED 05/06/24
Bill	17/01/2025	Inv-23166	Fire Compliance Services Ltd	812.30	1,609.69	Adjusting smoke door so that it latches correctly. Cr-1273 13/12/24
Total Repairs & Maintenance				1,609.69	1,609.69	
Total Fire Systems				3,208.73	3,208.73	
Gardening						
Bill	19/02/2025	INV-23129	Professional Garden Services ...	98.90	98.90	17/02/25 Weed spraying & weed removal outside garage roller door & along the wall
Total Gardening				98.90	98.90	
Health & Safety						
Bill	18/10/2024	568458	Engie Services t/a EQUANS	207.00	207.00	20/09/24 Trial Evacuation INV DATED 18/09/24
Bill	7/12/2024	39141	Your Property Matters Ltd	115.00	322.00	Annual Control Point
Bill	10/12/2024	3400	Goleman Wellington Ltd	730.25	1,052.25	Height Safety Inspection of Anchor
Total Health & Safety				1,052.25	1,052.25	
Honorarium						
General Journal	1/10/2024	609R		-4,000.00	-4,000.00	Reverse of GJE 609 - Sep 24 Acc
Bill	24/12/2024		Inland Revenue	1,320.00	-2,680.00	01/01/23 - 31/12/24 RWT Honorarium
Bill	24/12/2024		Saya Hashimolo	1,072.00	-1,608.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Limley Caudwell	536.00	-1,072.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Brendan Ralph	536.00	-536.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Ben Pearson Unit 33	536.00	0.00	01/01/23 - 31/12/24 Honorarium
General Journal	31/12/2024	619		1,000.00	1,000.00	Dec 24 Acc
General Journal	1/01/2025	619R		-1,000.00	0.00	Reverse of GJE 619 - Dec 24 Acc
General Journal	31/03/2025	629		1,000.00	1,000.00	Mar 25 Acc
Total Honorarium				1,000.00	1,000.00	
Insurance						
General Journal	1/10/2024	610R		102,279.37	102,279.37	Reverse of GJE 610 - Sep 24 Prepaid 01/10/24 -01/04/25
General Journal	31/12/2024	620		-51,139.69	51,139.68	Dec 24 Prepaid 01/01/25-01/04/25
General Journal	1/01/2025	620R		51,139.69	102,279.37	Reverse of GJE 620 - Dec 24 Prepaid 01/01/25 -01/04/25
Total Insurance				102,279.37	102,279.37	
Insurance Valuation						
Bill	12/03/2025	INV-19499	Construction Cost Consultants	4,830.00	4,830.00	Commercial Rebuild Valuation
Total Insurance Valuation				4,830.00	4,830.00	
Lift Maintenance Contract						
General Journal	1/10/2024	611R		2,828.95	2,828.95	Reverse of GJE 611 - Sep 24 Prepaid 01/10/24-31/12/24
Bill	5/12/2024	589756	Otis Elevator Company Ltd	1,555.02	4,383.97	Replace old failed Car lighting with LED
Bill	6/12/2024	2023993	Otis Elevator Company Ltd	2,957.24	7,301.21	01/01/25 - 31/03/25 Lift maintenance
General Journal	31/12/2024	621		-2,957.24	4,343.97	Dec 24 Prepaid 01/01/25-31/03/25
General Journal	1/01/2025	621R		2,957.24	7,301.21	Reverse of GJE 621 - Dec 24 Prepaid 01/01/25-31/03/25
Bill	6/03/2025	2041411	Otis Elevator Company Ltd	2,957.24	10,238.45	01/04/25 - 30/06/25 Lift maintenance
General Journal	31/03/2025	630		-2,957.24	7,301.21	Mar 25 Prepaid 01/04/25-30/06/25
Total Lift Maintenance Contract				7,301.21	7,301.21	

Hume House Body Corporate No. 83149
Transaction Detail by Account
 October 2024 through March 2025

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 Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
Lift Telephone						
Bill	6/10/2024	429198348	Spark NZ Trading	73.37	73.37	01/10/24 - 31/10/24 ph 04 473 5810
Bill	6/11/2024	429198348	Spark NZ Trading	73.37	146.74	01/11/24 - 30/11/24 ph 04 473 5810
Bill	6/12/2024	429198348	Spark NZ Trading	73.37	220.11	01/12/24 - 31/12/24 ph 04 473 5810
Bill	2/10/2025	429198348	Spark NZ Trading	73.37	293.48	01/01/25 - 31/01/25 ph 04 473 5810
Bill	6/02/2025	429198348	Spark NZ Trading	73.37	366.85	01/02/25 - 29/02/25 ph 04 473 5810
Bill	6/03/2025	429198348	Spark NZ Trading	73.37	440.22	01/03/25 - 31/03/25 ph 04 473 5810
Bill				440.22	440.22	
Total Lift Telephone						
Repairs & Maintenance						
Bill	28/02/2025	6722219	SB Maintenance Ltd	17.25	17.25	26/02/25 Removed graffiti from building
Bill				17.25	17.25	
Total R&M Graffiti						
R&M Lighting						
Bill	9/10/2024	140688.1	Mainline Electrical (WN) Ltd	369.43	369.43	01/10/24 Checked light on Lev 1 & 5 stairwell. Replaced faulty lights with maxi downlights
Bill	14/11/2024	140858.1	Mainline Electrical Ltd	1,053.16	1,422.59	13/11/24 - 14/11/24 Lights on Level 1 & Sensor on Level 6
Bill	6/12/2024	140937.1	Mainline Electrical (WN) Ltd	1,273.13	2,695.72	06/12/24 Light out on Level 2 outside Apt 1. Replace faulty light fitting
Bill	20/12/2024	140965.1	Mainline Electrical (WN) Ltd	219.97	2,915.69	19/12/24 Lev 4 Emergency light not working. Replaced light fitting in the stairwell
Bill	30/01/2025	141041.1	Mainline Electrical (WN) Ltd	1,728.22	4,643.91	30/01/2025 - Replace 2x fault downlights in level 4, outside unit 14 and lift
Bill	3/03/2025	141167.1	Mainline Electrical (WN) Ltd	265.93	4,909.84	03/03/25 Replaced downlight on Lev 4 East by the left & Level 6 West
Bill	13/03/2025	140110.2	Mainline Electrical (WN) Ltd	215.30	5,125.14	Mar 25 6 Monthly Visual Bd checks/common PP checks
Bill				253.00	5,378.14	
Bill				2,462.45	2,462.45	
Total R&M Lighting						
R&M Other						
Bill	2/10/2024	#713532	Arthur Dolan Maintenance	103.50	103.50	Ground floor - Glue loose carpet tile
Bill	25/10/2024	74621	Mike's Glass Ltd	2,104.50	2,208.00	Reglaze pane in clear laminate glass with assistance from absellers
Bill	31/10/2024	478297	Elite Services 2008 Ltd	470.35	2,678.35	Sep 24 Auto doors roller door
Bill	14/11/2024	74840	Mike's Glass Ltd	362.25	3,040.60	Reglaze pane in clear glass
Bill	18/11/2024	74874	Mike's Glass Ltd	1,297.20	4,337.80	Reglaze pane in clear glass with absellers
Tax Invoice	2/11/2024	5294	INSURANCE PMNTS RECVD	-178.32	4,159.48	27/11/2024DIRECT CREDITIAG NEW ZEALANDC112275NZI Ins02020271305\$178.32
Tax Invoice	25/11/2024	5291	09 152 The Terrace Limited	-362.25	3,797.23	Onchange for repairs to reglaze pane. Mike Glass invoice 74840 14/11/24
Tax Invoice	29/11/2024	5295	INSURANCE PMNTS RECVD	-59.44	3,737.79	29/11/2024 DIRECT CREDIT QBE INSURANCE QBE 20% Fa 3 F000045671 \$59.44
Tax Invoice	29/11/2024	5296	INSURANCE PMNTS RECVD	-44.58	3,693.21	29/11/2024 DIRECT CREDIT OFFSHORE MARKET PLAC Offshore Mar Claim Payment \$44.58
Tax Invoice	4/12/2024	5341	INSURANCE PMNTS RECVD	-14.86	3,678.35	04/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0002COM-C027607\$14.86
Bill	6/12/2024	#713569	Arthur Dolan Maintenance	103.50	3,781.85	Level 1 - Glue loose carpet tile
Tax Invoice	9/12/2024	5342	INSURANCE PMNTS RECVD	-509.52	3,272.33	09/12/2024DIRECT CREDITIAG NEW ZEALANDC126413NZI Ins02020287920\$509.52
Tax Invoice	11/12/2024	5343	INSURANCE PMNTS RECVD	-169.84	3,102.49	11/12/2024DIRECT CREDITQBE INSURANCE152 The TerrF0000456873\$169.84
Tax Invoice	13/12/2024	5344	INSURANCE PMNTS RECVD	-127.38	2,975.11	13/12/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore MarClaim Payment\$127.38
Tax Invoice	13/12/2024	5345	INSURANCE PMNTS RECVD	-42.46	2,932.65	13/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0011COM-C027527\$42.46
Bill	16/12/2024	75196	Mike's Glass Ltd	1,849.20	4,781.85	Reglaze pane in clear glass with absellers
Bill	16/12/2024	75197	Mike's Glass Ltd	813.28	5,595.13	Reglaze pane in clear glass with absellers
Bill	20/12/2024	75284	Mike's Glass Ltd	1,849.20	7,444.33	Reglaze pane in clear glass with absellers
General Journal		613		0.01	7,444.34	Small balance write off
Tax Invoice	24/01/2025	5346	INSURANCE PMNTS RECVD	-509.52	6,934.82	24/01/2025DIRECT CREDITIAG NEW ZEALANDC129025NZI Ins02020326888\$509.52
Tax Invoice	28/01/2025	5347	INSURANCE PMNTS RECVD	-169.84	6,764.98	28/01/2025DIRECT CREDITQBE INSURANCE152 The TerrF0000457009\$169.84
Tax Invoice	28/01/2025	5348	INSURANCE PMNTS RECVD	-127.38	6,637.60	28/01/2025DIRECT CREDITOFFSHORE MARKET PLACOffshore Mar152 The Terr\$127.38
Tax Invoice	4/02/2025	5350	INSURANCE PMNTS RECVD	-42.46	6,595.14	04/02/2025DIRECT CREDITHollardAndo ClaimsPayment-0014COM-C027866\$42.46
Bill	12/02/2025	#713573	Arthur Dolan Maintenance	126.50	6,721.64	Apt 16 Repair loose letterbox door
Bill	27/02/2025	483870	Elite Services 2008 Ltd	304.75	7,026.39	Dec 24 Auto doors roller door
Bill	28/02/2025	76004	Mike's Glass Ltd	1,820.45	8,846.84	Reglaze pane in Apt 18 with assistance of absellers
Bill	3/03/2025	#713612	Arthur Dolan Maintenance	109.25	8,956.09	Landing between Level 4 & 5. Glue loose carpet tiles
Bill	5/03/2025	76050	Mike's Glass Ltd	189.75	9,145.84	Reglaze pane in clear glass
Bill	11/03/2025	#713615	Arthur Dolan Maintenance	103.50	9,249.34	Apt 30 Repair loose letterbox door
General Journal		624		-0.02	9,249.32	Small balance write off
Bill	31/03/2025			9,249.32	9,249.32	
Total R&M Other						
Total Repairs & Maintenance						
				11,729.02	11,729.02	

Hume House Body Corporate No. 83149
Transaction Detail by Account
 October 2024 through March 2025

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 Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
Rubbish Collection						
Bill	31/10/2024	IAC9021062	Waste Management NZ Ltd	1,180.27	1,180.27	Oct 24 Rubbish removal
Bill	25/11/2024	#24087	Junk Trackers	110.00	1,290.27	Removed single bed base
Bill	30/11/2024	IAC9178726	Waste Management NZ Ltd	1,180.27	2,470.54	Nov 24 Rubbish removal
Bill	31/12/2024	IAC9356225	Waste Management NZ Ltd	1,180.27	3,650.81	Dec 24 Rubbish removal
Bill	31/01/2025	IAC9485127	Waste Management NZ Ltd	1,355.71	5,006.52	Jan 25 Rubbish removal
Bill	28/02/2025	IAC9649304	Waste Management NZ Ltd	1,223.92	6,230.44	Feb 25 Rubbish removal
Bill	31/03/2025	IAC9829104	Waste Management NZ Ltd	1,223.92	7,454.36	Mar 25 Rubbish removal
Total Rubbish Collection						
				7,454.36	7,454.36	
Security						
Tax Invoice	20/11/2024	5292	Tommys Property	-114.00	-114.00	13/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 Feb pUnit 9 Feb\$114.00
Tax Invoice	20/11/2024	5293	Tommys Property	-57.00	-171.00	20/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 FOBUUnit 9 FOBS\$57.00
Bill	6/12/2024	5297	18 C. Cresswell	-114.00	-285.00	Unit 18: Oncharge to supply 2 x fobs: 30096, 30100 \$114 incl GST
Tax Invoice	1/12/2024	00147910	Waterford Security Ltd	1,538.41	1,253.41	10/12/24 Carry out a installer code reset
Bill	13/01/2025	5340	09 152 The Terrace Limited	-114.00	1,139.41	Oncharge for 2 x swipe/fob: 30094, 30098 \$114 incl gst. Requested by Rachel Pike (PM) picked up...
Bill	26/02/2025	101022	Prosecure Limited	221.66	1,361.07	Setup access for CCTV system
Total Security						
				1,361.07	1,361.07	
Water Rates						
General Journal	1/10/2024	612R		-3,351.15	-3,351.15	Reverse of GJE 612 -- Sep 24 Acc 06/08/24-30/09/24
Bill	31/10/2024	1184602	WCC - Water Rates	916.91	-2,434.24	05/08/24 - 04/10/24 Water rates
Bill	31/12/2024	1184602	WCC - Water Rates	8,975.81	6,541.57	04/10/24 - 04/12/24 Water rates
General Journal	31/12/2024	622		500.00	7,041.57	Dec 24 Acc 05/12/24-31/12/24
General Journal	1/01/2025	622R		-500.00	6,541.57	Reverse of GJE 622 -- Dec 24 Acc 05/12/24-31/12/24
Bill	28/02/2025	1184602	WCC - Water Rates	46.06	6,587.63	04/12/24 - 05/02/25 Water rates
General Journal	31/03/2025	631		1,500.00	8,087.63	Mar 25 Acc 06/02/25-31/03/25
Total Water Rates						
				8,087.63	8,087.63	
Income Tax Expense						
General Journal	1/10/2024	602R		-1,189.13	-1,189.13	Reverse of GJE 602 -- Sep 24 Period end tax acc
General Journal	31/12/2024	614		1,516.26	327.13	Dec 24 Period end tax acc
General Journal	1/01/2025	614R		-1,516.26	-1,189.13	Reverse of GJE 614 -- Dec 24 Period end tax acc
General Journal	31/03/2025	623		1,899.83	710.70	Mar 25 Period end tax acc
Total Income Tax Expense						
				710.70	710.70	
TOTAL				195,710.44	195,710.44	

HUME HOUSE BODY CORPORATE No. 83149
Long Term Maintenance Plan

Approved 2022 AGM

Years ending September	Life yrs	Age yrs	Rem yrs	Estimated Current Cost	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031
Building Exterior 1982	1964	1998												
1 Aluminium Joinery - HH	40	17	23	63,000										
2 Aluminium Joinery - Annex	40	33	7	98,000										
3 Garage Door - Mechanism	25	20	5	1,500										
4 Internal Gutters - Downpipes Annex	35	33	2	2,890		23,600								
5 Membrane - Annex to Windows	35	33	2	2,300										
6 Roof - Membrane (HH)	25	0	25	21,000	60,000									
7 Roof - Metal (Annex)	35	33	2	22,400					172,500					
8 Roof - FC Shingles (Annex)	35	33	2	14,080										
9 Roof - Glazed Canopies	35	33	2	30,000										
10 Safety Anchors	1	1	1	750						1,200				
11 Skylights	30	17	13	18,000										
12 Steel Windows - Maintenance	90	51	39	396,900										
13 Walls Painting - HH	10	3	7	106,245										
14 Walls Painting - Annex	10	3	7	9,600										
15 Terraces - Tiles on Membrane	30	17	13	5,600										
16 Garage Door - Mechanism	25	20	5	1,500										
Building interior														
17 Ceilings, Walls - General	10	10	0	35,000			4,600	4,600			57,500			
18 Ceilings, Walls - Carpark	30	17	13	5,061										
19 Floor Coverings - Carpet	12	-	0	52,352										
20 Stairs - Incl Nosings	12	-	0	12,185										
21 Floor - Tiles(entry int/ext)	30	1	29	6,000		300								
22 Floor Coverings - Timber	30	17	13	3,750										
23 Floor Coverings - Vinyl	50	51	-1	9,555										
24 Doors/Windows	50	17	33	99,000			2,300	300			3,500			
25 Stair Balustrades Metal	20	20	0	840										
26 Letter Boxes	20	1	19	4,500				1,200						
External works														
27 Carpark Markings	30	25	5	987										
28 Fencing	30	10	20	2,800										
Services														
29 Lighting - Common Areas	20	17	3	15,095			300							
30 Passenger Lifts (1964)	-	51	10	120,000										
31 HVAC / Mechanical	20	17	3	30,000			2,500	2,400						
32 Plumbing / Drainage	15	17	0	2,500										
33 Fire Alarm Panel	20	0	20	21,164										
34 Access Control/Intercom	10	0	10	8,500										
35 Security Cameras	20	16	4	8,000										
36 Entry Auto-doors Mechanisms	30	17	13	30,000										
37 Ventilation/Extract														
38 Seismic Upgrade - Stairs Strengthening														
All values exclude GST					0	60,000	36,900	6,100	0	173,700	61,000	0	0	0
Plus GST					0	9,000	5,535	915	0	26,055	9,150	0	0	0
All values include GST					0	69,000	42,435	7,015	0	199,755	70,150	0	0	0
LTMP - Opening Balance														
LTMP Annual Contribution					261,924	317,909	380,909	244,154	237,004	300,004	363,004	363,004	363,004	363,004
SS Special Levy					63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
Transfer to SSP					-	-	-	-	-	-	-	-	-	-
LTMP Expenditure					7,015	0	199,755	70,150	0	0	0	0	0	0
LTMP - Closing Balance					317,909	380,909	244,154	237,004	300,004	363,004	363,004	363,004	363,004	426,004

Note that when expenditure will occur outside the 10 year programme the current cost is allocated across the remaining life of each element.