



16 October 2025

The Committee  
Hume House Body Corporate 83149

Dear Committee

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

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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 'Christian Sturm', is written over a light blue horizontal line.

Christian Sturm  
**Your Property Matters Ltd**  
**Body Corporate Manager**

Encls:

**NOTICE OF MEETING OF  
HUME HOUSE BC 83149  
BODY CORPORATE MANAGEMENT COMMITTEE  
To be held via Zoom Conference  
Friday 24 October 2025 at 10:00 am**

**AGENDA**

**1. Formalities**

- 1.1 Present
- 1.2 Apologies
- 1.3 Quorum
- 1.4 Conflict of Interest Register

**2. Minutes of previous meeting**

- 2.1 Approval of minutes
- 2.2 Matters not arising elsewhere

**3. Facilities Management Report**

- 3.1 Facilities Management Report
- 3.2 Health & Safety

**4. Financial Report**

- 4.1 Statements of financial performance and position
- 4.2 Debtors and creditors
- 4.3 Variance analysis against budget
- 4.4 Proposed 2026 Budget

**5. Administrative issues**

- 5.1 Meeting scheduling

HH	28-Nov-25	AGM 25	Fri	12.00
HH	30-Jan-26	Q1 26	Fri	10.00
- 5.2 YPM whakahoki kōrero

**6. General Business**

- 6.1 Lift servicing contract
- 6.2 Long Term Maintenance Plan
- 6.3 Refurbishment Project Update
- 6.4 Annex tidy up



**HUME HOUSE BODY CORPORATE NO. 83149**  
**MINUTES OF BODY CORPORATE MANAGEMENT COMMITTEE MEETING**  
**Held via Zoom**  
**Friday 22 August 2025 at 10.00 am**

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www.ypm.co.nz, select "Member Login" Username: bc83149 Password: 8o745tfdb

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**1.0 Meeting Formalities**

**1.1 Present**

Ray Macleod (Chair)  
Alan Pearson  
Ben Pearson  
Brendan Ralph

Caroline Ritson – YPM

**1.2 Apologies**

None

**1.3 Quorum (4)**

A quorum was achieved, and the meeting proceeded.

**1.4 Conflicts of Interest Register**

No new conflicts of interest were registered.

**2.0 Previous Minutes**

**Moved:** That the minutes of the Body Corporate Management Committee meeting held on 2 May 2025 be accepted as true and correct.

**Chair / Alan /carried**

**Matters arising not covered elsewhere:**

No matters arising from the previous minutes were raised for discussion.

**3.0 Management Reports**

**3.1 Manager's Report**

Caroline spoke to the Facilities report.

The facilities report highlighted several issues, including water ingress, plumbing problems, graffiti removal in the car park, a car break-in, rubbish dumping, and a homeless person found in the car park. Alan raised concerns about a water ingress issue where a plumber had made an inadequate repair that subsequently had to be redone by a roofer. The Committee



agreed that in future, roof leaks should be addressed by qualified roofers rather than plumbers. The Chair noted that the roof maintenance would need to be included in the long-term maintenance plan review. The Committee also discussed the need to bring the annex building up to the same standard as the tower block when planning future maintenance work.

**3.2 Health & Safety**

No health and safety issues were reported.

**4.0 Financial Report**

The Committee reviewed the financial statements and noted that while YPM services were being used more, there were savings in other areas. The Chair mentioned that the Committee had been putting pressure on contractors to provide better value, citing an example where a window repair quote was reduced from \$1,805 to \$1,000 by changing contractors. The Committee also discussed outstanding levies, with one unit (84C) owing \$14,121 and four other units with debts in the thousands. The Committee agreed to actively pursue the unit with the largest debt and send reminders to the others.

Caroline clarified that there was no plan to change the budget year-end date, contrary to previous discussions. Alan explained that the Committee wanted more time to review the budget before approval, not to change the financial year.

**Action: (YPM) Accountant**

**Moved:** That the financial report for the period 1 October 2024 through to 30 June 2025 be accepted.

**Chair / Brendan /carried**

**Administrative Issues**

Meeting Schedule

The Committee discussed moving the 30 January 2026 due to a function that the Chair will be attending. It was agreed to reschedule this meeting to approximately two weeks later, with the exact date to be confirmed. Ben noted he would be unable to attend the October meeting but would review the budget and documentation beforehand and provide written comments.

<b>Committee Meetings:</b>	Q4	24 October 2025	Friday 5:00 pm
	Q1	30 January 2026	Friday 10:00 am
<b>AGM 25</b>		28 November 2025	Friday 12:00 pm

**YPM Whakahoki Korero**

The Committee advised that they were happy with the service currently being provided by YPM.

**5.0 General Business**

Fee for removal of items stored in common areas

The Committee discussed implementing a \$50 fee for removing items stored in common

areas. After discussion, it was agreed that rather than a fixed fee, any costs incurred by the body corporate for removing items would be on-charged to the relevant unit owner. The Committee noted that while there were fewer issues with items being stored in common areas than previously, there were still some repeat offenders.

#### Security system upgrade

The Committee reviewed a quote for upgrading the access control system, but decided not to proceed as they were unclear about the purpose of the upgrade and did not believe there were issues with the current system. The Committee agreed that if there were concerns about historical access tags still being in circulation, the current system could likely be reprogrammed without requiring a full replacement.

#### Car park numbering and repainting

The Committee confirmed approval for repainting the car park lines, which had become worn out, causing boundary disputes between residents. The Committee also discussed the need for clear numbering of car parks but decided not to proceed with this item.

#### Unit door paint deterioration

The Committee discussed the poor condition of the paint on unit doors throughout the building. Alan explained that the doors had been painted with an unsuitable soft plastic paint rather than proper enamel, resulting in the paint flaking off easily. The Committee agreed this should be included in the long-term maintenance plan as a priority item, noting that proper surface preparation would be required before applying durable enamel paint.

#### Facade refurbishment project

The Chair provided an update on the facade refurbishment project, confirming that the contract was ready for signature with work scheduled to begin on September 29, 2025. The project timeline includes concrete repairs and crack injections in October, window framework and glazing replacements in November, frame painting in December, and facade painting in January 2026.

The Committee discussed colour options for the building, with Alan suggesting a moss green option as an alternative to the beige/brown or grey/black schemes presented. The Committee agreed to review a small number of professional colour options before making a decision. The Committee also discussed the need for clear communication with residents about potential noise disruption during the works, particularly during the concrete grinding phase.

#### Long-term maintenance plan review

The Committee discussed the upcoming review of the long-term maintenance plan scheduled to begin in August. Caroline advised that CoveKinloch had completed the previous LTMP, and the Chair suggested that the Committee had the capability to handle the review internally rather than engaging an external consultant. Alan proposed developing a comprehensive list of maintenance requirements and comparing it with the existing plan. The Chair offered to share a template he had developed for another property that could be adapted for Hume House.

#### Privacy officer appointment

Caroline advised that Committees could choose to appoint a privacy officer to ensure compliance with the Privacy Act. She noted that Geoff had a lawyer who was looking into



this matter and would provide more information when available.

Rubbish dumping surveillance

The Committee discussed ongoing issues with identifying people dumping rubbish in the car park. The Chair explained that while they had captured vehicle registration numbers on camera, there were challenges in obtaining owner details due to privacy requirements. It was agreed that Caroline would speak with Stu about using the body corporate's details rather than staff personal information when requesting vehicle owner information.

**Action: YPM (Stu)**

There being no further business, the Chair thanked everyone for attending the meeting and declared the meeting closed at 11:24 am.



**FACILITIES MANAGEMENT REPORT  
FOR THE BODY CORPORATE COMMITTEE OF  
Hume House BC 83149  
14 August 2025 – 15 October 2025**

<b>INSURANCE:</b>	<b>Broker: BIL (Business Insurance Limited)</b> <b>Insurer: Dual</b> <b>Expires: 1 April 2026</b>
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**14 August 2025 – 15 October 2025**

- 27 May 2025 - Unit 5 Water ingress, Bathroom 27/5/25 (11) #80182760. 11 claim accepted by the owner for the damage and may self-manage repairs. Claim form has been sent out to Unit 5 as there may be damage there, we have not heard from Unit 5. So I have followed at the time of writing this report and as of yet no word from them.

**30 April 2025 – 13 August 2025**

- 27 May 2025 - Unit 5 Water Ingress, Bathroom 27/5/25 (11) #80182760, Property Manager reported that water is streaming down the wall in the bathroom. InSink investigated and found leak coming from Unit 11 washing machine where a hose had become compromised. ChemDry was engaged to carry out drying work in walls and ceiling. Mainline electrical was also arranged to make safe. YPM is currently waiting on Duncan and Taylor to complete final building work.
- Unit 2 – Final settlement funds have been received, job closed.

<b>BUILDING FIRE SYSTEMS:</b>	<b>Equans Services</b>
<b>ALARM MONITORING:</b>	<b>Johnson Controls</b>

**14 August 2025 – 15 October 2025**

- The Level 4 doors leading to the wings were found propped open, posing a fire hazard as these are fire-rated doors that must remain closed at all times to maintain the building's fire safety integrity. This issue compromises the effectiveness of the fire containment system and increases the risk of smoke and fire spread in the event of an emergency. An email was sent to all owners reminding them of the importance of keeping these doors closed and outlining the potential dangers associated with leaving them open.
- Trial evacuation was booked for 2 October 2025. We are waiting for the report and the recommendations if any.
- The Chair has requested that we explore alternative service providers, as Equans have increased their prices. I have contacted Equans to confirm the contract rollover date, after which I will reach out to other service providers to obtain comparative quotes and assess potential cost savings.
- 24- The property manager for Unit 24 reported that the building's fire alarm was activated when the heater was operated throughout the day. A contractor was arranged to attend the site and investigate the issue. I am currently awaiting a report or feedback from the contractor regarding their findings.



- Fire alarm monitoring equipment was upgraded from a 3G network to a 4G network. This is a nationwide roll out and was at no cost to the Body Corporate.

**30 April 2025 – 13 August 2025**

- Equans completed the fire alarm survey on 26 June 2025.
- Beveridge Lock Smith carried out remedial works as reported by Equans
- Fire Compliance Services completed the passive fire works during this reporting period

<b>BUILDING WARRANT OF FITNESS (BWOFF):</b>	<b>Cove Compliance Limited</b> <b>Expires: 9 July 2026</b>
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**14 August 2025 – 15 October 2025**

- Nothing to report during this reporting period.
- All invoices related to the remediation of defects found in the passive fire systems inspection within individual apartments have been on-charged to the respective unit owners and all issue related to the common areas have been charged to the Body Corporate.

**30 April 2025 – 13 August 2025**

- Cove compliance completed the annual survey on 26 June 2025. BWOFF renewed.

<b>BUILDING, WINDOW WASH &amp; GUTTER CLEAR:</b>	<b>Window Cleaning Contractors</b>
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**14 August 2025 – 15 October 2025**

- Building wash currently on hold, while the work to repair the facades of the building are under way.

**30 April 2025 – 13 August 2025**

- Building wash will be due in October 2025, YPM will obtain updated quote and will forward to the chair in due course.

<b>CLEANING/PEST CONTROL:</b>	<b>Wellington Clean &amp; Clear Solutions</b>
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**14 August 2025 – 15 October 2025**

- Cleaning of the common areas was undertaken as per contracted terms.

**30 April 2025 – 13 August 2025**

- Wellington Cleaning Contractors carried out cleaning as per contract



<b>DOORS, PEDESTRIAN:</b>	<b>Elite services</b>
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**14 August 2025 – 15 October 2025**

- Elite Services completed preventative maintenance during this reporting period.

**30 April 2025 – 13 August 2025**

- Elite Services completed preventative maintenance during this reporting period.

<b>DOORS, GARAGE:</b>	<b>Elite services</b>
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**14 August 2025 – 15 October 2025**

- Elite services carried out maintenance on the garage as per the contract.

<b>ELECTRICAL:</b>	<b>Mainline Electrical</b>
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**14 August 2025 – 15 October 2025**

- Nothing to report during this reporting period.

**30 April 2025 – 13 August 2025**

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

<b>HEALTH &amp; SAFETY:</b>
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**14 August 2025 – 15 October 2025**

- On an inspection of the building, I noticed that 2 of the fire doors were propped open. I closed them and sent out an email out to all the residents reminding them of why we have fire doors and why they are kept closed.

**18 January 2025 – 4 April 2025**

- Nothing to report during this reporting period.

<b>LIFTS:</b>	<b>Schindler Lifts</b>
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**14 August 2025 – 15 October 2025**

- 1 October 2025 – The owner reported that the lift was stuck at the ground level. Otis was contacted and attended site, rectifying the issue. The invoice is currently pending.



- Schindler and Kone have both been engaged to provide quotes to do the service here, chair has sent out an email to committee so that they can discuss an alternate option to Otis.

**30 April 2025 – 13 August 2025**

- On 4 May 2025, Otis responded to a reported lift entrapment. Upon arrival, no one was found trapped—the call-out was actually to retrieve keys dropped down the shaft. This was not disclosed to YPM until the invoice was received. Attempts to trace the caller using the number provided led to a man in Christchurch with no connection to the incident. Otis is required to collect accurate caller details for invoicing, which did not occur in this case. YPM is currently disputing the invoice with Otis.

<b>RUBBISH COLLECTION:</b>	<b>Waste Management</b>
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**14 August 2025 – 15 October 2025**

- Suzuki Dumping rubbish in the car park – The issue has not reoccurred since the last email was sent to all residents requesting that they refrain from doing so. Waiting for further instruction from the chair.
- Quotes were obtained for the installation of recycling bins in the garage to prevent residents from storing recycling in the hallways. The quotes have been provided to the Chair, and the committee will review and discuss them.
- Waste Management completed the removal of all rubbish bins on site in accordance with the contract.

**30 April 2025 – 13 August 2025**

- 8 August YPM was advised of some rubbish left over after a homeless person had been in the car park. Junk trackers were arranged to remove this, while they were on site they also removed some items in the common areas.

<b>SECURITY DOORS:</b>	<b>Waterford Security Limited</b>
<b>ACCESS SYSTEM:</b>	<b>Wisemans (CCTV)</b>

**14 August 2025 – 15 October 2025**

- Nothing to report during this reporting period.

**30 April 2025 – 13 August 2025**

- Nothing to report during this reporting period.

<b>GENERAL:</b>
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**14 August 2025 – 15 October 2025**

Aerial Issues

TV reception was reported as dropping in and out. Aerial Masters were arranged and fixed the issue.



Car park line re-paint

Outside car park lines were repainted as they were seriously weathered and not visible.

Graffiti

SB Maintenance removed graffiti from the backside of the building.

Unit Door Re-Painting

Quotes have been organized for the front doors of the units to be replaced and also for the fire doors to be repainted, quotes are with the chair and options to be discussed.

Unit D – Extractor fan issues

Unit D is have an issue with its bathroom extractor fan not clearing the steam from the bathroom, EnergySave have been arranged to take a look and will report back.

Unit D – Pigeon Faeces

Pigeon faeces are becoming an issue here with it sometimes coming in through the open window, we have explored a spike option to deter them, and the quote was accepted by the chair. Cleaning quotes were also arranged and have been accepted.

Unit 29 – Shut off valve leaking

Shut off valve leaking this was a unit specific issue and was on charged to unit 29.

Water ingress

Unit E – Water ingress continues to leak into this unit, Te Mahi Contractors have been arranged and completed work but need to go back to double check as the owner has confirmed that it is still leaking.

Unit D – Te Mahi Contractors also arranged here to have a look at the water ingress. Quote has been approved by the chair and work will go ahead once Te Mahi books in a time.

**Stu Crossland**

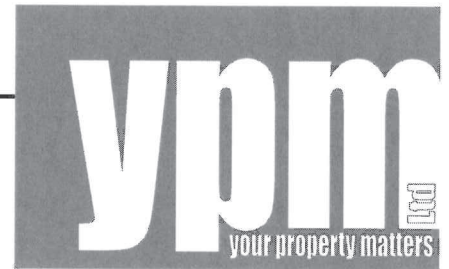
**Body Corporate Facilities Coordinator**

**Your Property Matters Limited**

**Service Providers:**

Service Type	Provider
BWOF	Cove Compliance
Building/Window/Gutter Clean	Window Cleaning Contractors
Cleaning	Wellington Clean & Clear Solutions
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

<b>Service Type</b>	<b>Provider</b>
Fire - Alarm System Provider	Equans Services
Fire – Door Manufacturer	Pacific Door Systems Limited
Fire – Trial Evacuation	Safety First NZ Limited
Insurance Broker	BIL (Business Insurance Limited)
Lifts	Otis
Locksmith	Beveridges Lock Smith
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 YEAR 1 OCTOBER 2024 TO 30 SEPTEMBER 2025**

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Long Term Maintenance Plan

**HUME HOUSE BODY CORPORATE No. 83149**  
**FINANCIAL REPORT: 1 OCTOBER 2024 to 30 SEPTEMBER 2025**

**1. Financial Accounts**

The Body Corporate's Statement of Financial Performance for the year 1 October 2024 to 30 September 2025 and Financial Position as at 30 September 2025 are attached. Also attached is a Variance Analysis against budget for the year.

These show a surplus from routine operations for the year of \$47,310 compared to a break even budget. Net Other Income is made up of Prior Year Deficit Clawback as allowed for in the budget and the Substation Lease. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Income
Surplus	\$47,310	\$10,599	\$57,909

As at 30 September 2025 total Long Term Maintenance Fund was \$330,116 and Windows & Façade Upgrade Fund was negative \$10,036. Total Equity as a Contingency Fund was \$45,571.

The Long Term Maintenance Fund was made up as follows:

	30 September 2025	30 September 2024
Opening balance	\$261,924	\$189,456
<i>Add/(Less)</i>		
LTM Expenditure for the Year	-	-
LTM Levy	\$63,000	\$63,000
Interest Net of Tax	\$4,335	\$9,162
Other	\$857	\$306
Closing balance	<b>\$330,116</b>	<b>\$261,924</b>

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

	30 September 2025	30 September 2024
Opening Balance	\$59,584	\$229,863
<i>Add/(Less)</i>		
Windows & Façade Expenditure for the Year	(\$69,620)	(\$170,278)
Rounding	-	(\$1)
Closing balance (Deficit)/Surplus	<b>(\$10,036)</b>	<b>\$59,584</b>

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

	30 September 2025	30 September 2024
Opening balance (Deficit)/Surplus	(\$12,338)	\$26,568
Net Income Surplus/(Deficit)	\$57,909	(\$38,906)
Closing balance Surplus/(Deficit)	<b>\$45,571</b>	<b>(\$12,338)</b>

## 2. Accounts Receivable & Payable

Listings of receivable and payable balances as at 30 September 2025 are attached.

*Regarding receivables:* As at 30 September the net receivable balance was \$15,330 in credit. This was made up of total credit balances of \$34,483 being levies paid in advance and total debit balances of \$19,153 being levies and on charges in arrears.

*Regarding payables:* As at 30 September the payable balance was \$154,441. This includes current creditors totalling \$83,497 and the instalment plan for insurance premiums of \$70,944. These were manageable within normal commercial payment terms.

## 3. Cash Position

As at 30 September 2025 the Body Corporate had \$461,834 cash on hand of which \$419,197 was held in interest earning accounts.

## 4. Variance Analysis

A variance analysis against budget for the year 1 October 2024 to 30 September 2025 is attached. The budget approved at the 2024 AGM was effective from 1 January 2025. This means that the budget column in the Variance Analysis includes 3 months of the 2024 budget and 9 months of the 2025 budget. Routine expenditure was 12% or \$47,310 under budget. Variances of note were:

- BC – Management (+\$2,739). Ex-contract greater than expected.
- Total Fire Systems (-\$10,384).
- Insurance (-\$31,648). Premiums less than expected upon renewal.
- Insurance Valuation (+\$3,705).
- Long Term Maintenance Plan (-\$3,375).
- Water Rates (-\$5,357). Includes a period of no consumption.

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

## 5. Proposed 2026 Budget

Attached, is the proposed budget and levy schedule for 2026 for consideration by the Committee prior to the forthcoming AGM. The proposed budget of \$398,350 represents a decrease of 17.1% or \$82,450 from the previous year's budget.

## 6. 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.

## 7. Conclusion

The Body Corporate's net result was a surplus for the year. The cash position was healthy and the equity position was positive.

*C Holgate*

Callan Holgate  
Body Corporate Accountant  
Your Property Matters Ltd  
8 October 2025

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08/10/25

Accrual Basis

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

	<u>Oct 24 - Sep 25</u>	<u>Oct 23 - Sep 24</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Body Corporate Levies	392,691	345,948
<b>Total Income</b>	392,691	345,948
<b>Expense</b>		
BC - Facilities Management	22,773	22,152
BC - Management	29,777	26,899
Building Compliance/WOF	4,816	6,589
Building Wash/Window Clean	7,320	9,453
Common Area Cleaning	10,999	11,344
Common Area Electricity	6,690	8,399
<b>Fire Systems</b>		
Contracts	3,549	6,922
Repairs & Maintenance	1,817	16,167
<b>Total Fire Systems</b>	5,366	23,089
Gardening	99	0
Health & Safety	1,052	845
Honorarium	2,000	2,000
Insurance	175,997	176,766
Insurance Valuation	4,830	1,438
Lift Maintenance Contract	14,084	17,964
Lift Telephone	424	840
Professional Services	0	2,851
<b>Repairs &amp; Maintenance</b>		
R&M Graffiti	35	573
R&M Lighting	4,786	7,920
R&M Other	15,951	20,867
R&M Roof Repairs	5,797	1,056
<b>Total Repairs &amp; Maintenance</b>	26,568	30,417
Rubbish Collection	15,080	15,182
Security	1,865	6,381
Water Rates	15,643	23,843
<b>Total Expense</b>	345,382	386,453
<b>Net Ordinary Income</b>	47,310	-40,505
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>Long Term Maintenance</b>		
LTM Levy	63,000	63,000
Bank Interest	5,848	12,365
Late Payment Penalties	857	306
<b>Total Long Term Maintenance</b>	69,705	75,671
Transfer from/(to) LTM Fund	-68,192	-72,468
Trnsf from/(to) Window & Facade	69,620	170,278
Prior Period Deficit Clawback	9,000	0
Substation Lease	1,599	1,599
<b>Total Other Income</b>	81,732	175,081
<b>Other Expense</b>		
<b>Window &amp; Facade Upgrade Expense</b>		
Cladding - Consultants	0	94,479
Cladding - Contractors	69,620	75,799
<b>Total Window &amp; Facade Upgrade Expense</b>	69,620	170,278
Income Tax Expense	1,513	3,203
<b>Total Other Expense</b>	71,133	173,481
<b>Net Other Income</b>	10,599	1,599
<b>Net Income</b>	<b>57,909</b>	<b>-38,906</b>

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08/10/25

Accrual Basis

**Hume House Body Corporate No. 83149**  
**Statement of Financial Position**  
As of September 30, 2025

	<u>Sep 30, 25</u>	<u>Sep 30, 24</u>
<b>ASSETS</b>		
Current Assets		
Chequing/Savings		
Westpac Current Account (00)	42,637	42,466
Westpac Savings Account (17)	211,741	71,006
Westpac Online Bonus Saver (26)	207,456	133,497
<b>Total Chequing/Savings</b>	<u>461,834</u>	<u>246,969</u>
Accounts Receivable		
Accounts Receivable	-15,330	-20,980
<b>Total Accounts Receivable</b>	<u>-15,330</u>	<u>-20,980</u>
Other Current Assets		
Accounts Rec Other		
Disclosure Statement	0	690
<b>Total Accounts Rec Other</b>	<u>0</u>	<u>690</u>
Prepaid Expenses	6,559	6,359
Prepaid Insurance	73,717	102,279
Taxation Refund Receivable	112	650
<b>Total Other Current Assets</b>	<u>80,388</u>	<u>109,979</u>
<b>Total Current Assets</b>	<u>526,892</u>	<u>335,968</u>
<b>TOTAL ASSETS</b>	<u><b>526,892</b></u>	<u><b>335,968</b></u>
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable		
Accounts Payable	154,441	18,728
<b>Total Accounts Payable</b>	<u>154,441</u>	<u>18,728</u>
Other Current Liabilities		
Accounts Payable Other		
General	4,300	3,570
Honorarium	2,500	4,500
<b>Total Accounts Payable Other</b>	<u>6,800</u>	<u>8,070</u>
<b>Total Other Current Liabilities</b>	<u>6,800</u>	<u>8,070</u>
<b>Total Current Liabilities</b>	<u>161,241</u>	<u>26,798</u>
Long Term Liabilities		
Windows & Facade Upgrade Fund	-10,036	59,584
Long Term Maintenance Fund	330,116	261,924
<b>Total Long Term Liabilities</b>	<u>320,080</u>	<u>321,508</u>
<b>TOTAL LIABILITIES</b>	<u><b>481,321</b></u>	<u><b>348,306</b></u>
<b>NET ASSETS</b>	<u><b>45,571</b></u>	<u><b>-12,338</b></u>
<b>EQUITY</b>		
Opening Balance	-12,338	26,568
Net Income	57,909	-38,906
<b>TOTAL EQUITY</b>	<u><b>45,571</b></u>	<u><b>-12,338</b></u>

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08/10/25

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

	<u>Sep 30, 25</u>
84 (C) Goran Savic	14,121.70
11 Indago Systems Ltd	1,776.03
Wgtn Electricity Lines Ltd(mail invoice)	1,621.12
08 Deong Bo Ding	1,214.24
18 C Cresswell	419.78
19 ROMA JAD Limited	-296.51
02 J Colenso & R Kim	-1,872.72
80 (G) KG Trust	-2,012.06
07 Malcom Hodge & Moana Meyer	-2,067.44
16 Melanie Lorraine Petrowski	-2,857.15
09 152 The Terrace Limited	-2,877.81
17 Ankush & Anamika Juneja	-2,902.00
06 L Caudwell	-3,012.21
12 Hestia Family Trust	-3,125.20
14 Will & Hyper Ltd	-3,900.79
85 (B) R & J McMillen (Email only)	-4,005.06
22 Mark Hashimoto (Email only)	-5,554.25
<b>TOTAL</b>	<b><u><u>-15,330.33</u></u></b>

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**Hume House Body Corporate No. 83149**  
**Accounts Payable Balance Summary**  
**As of September 30, 2025**

	<u>Sep 30, 25</u>
Elite Services 2008 Ltd	184.00
Genesis Energy	1,277.80
HighRise Maintenance Ltd	69,620.24
IANZ - Trust Account	70,943.51
In Sink Plumbing Ltd	1,066.76
Otis Elevator Company Ltd	4,855.21
Spark NZ Trading	-16.57
Te Mahi Contractors Ltd	4,324.00
Waste Management NZ Ltd	1,269.74
Wellington Clean & Clear Solutions Ltd	916.55
Your Property Matters Ltd	-0.02
<b>TOTAL</b>	<b><u><u>154,441.22</u></u></b>

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Accrual Basis

Hume House Body Corporate No. 83149

Variance Analysis

October 2024 through September 2025

	Oct 24 - Sep 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Body Corporate Levies	392,691	392,691	0	100%
<b>Total Income</b>	<u>392,691</u>	<u>392,691</u>	<u>0</u>	<u>100%</u>
<b>Expense</b>				
Bank Fees	0	13	-13	0%
BC - Facilities Management	22,773	22,738	35	100%
BC - Management	29,777	27,038	2,739	110%
Building Compliance/WOF	4,816	4,445	371	108%
Building Wash/Window Clean	7,320	9,000	-1,680	81%
Common Area Cleaning	10,999	12,000	-1,001	92%
Common Area Electricity	6,690	8,150	-1,460	82%
Fire Systems				
Contracts	3,549	6,125	-2,576	58%
Repairs & Maintenance	1,817	9,625	-7,808	19%
<b>Total Fire Systems</b>	<u>5,366</u>	<u>15,750</u>	<u>-10,384</u>	<u>34%</u>
Gardening	99	0	99	100%
Health & Safety	1,052	900	152	117%
Honarium	2,000	2,000	0	100%
Insurance	175,997	207,645	-31,648	85%
Insurance Valuation	4,830	1,125	3,705	429%
Lift Maintenance Contract	14,084	13,236	848	106%
Lift Telephone	424	866	-443	49%
Long Term Maintenance Plan	0	3,375	-3,375	0%
Professional Services	0	1,688	-1,688	0%
Repairs & Maintenance				
R&M Graffiti	35	600	-566	6%
R&M Lighting	4,786	3,688	1,098	130%
R&M Other	15,951	20,000	-4,049	80%
R&M Roof Repairs	5,797	2,500	3,297	232%
<b>Total Repairs &amp; Maintenance</b>	<u>26,568</u>	<u>26,788</u>	<u>-219</u>	<u>99%</u>
Rubbish Collection	15,080	14,436	644	104%
Security	1,865	500	1,365	373%
Water Rates	15,643	21,000	-5,357	74%
<b>Total Expense</b>	<u>345,382</u>	<u>392,691</u>	<u>-47,310</u>	<u>88%</u>
<b>Net Ordinary Income</b>	47,310	0	47,310	100%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Long Term Maintenance				
LTM Levy	63,000	63,000	0	100%
Bank Interest	5,848	5,848	0	100%
Late Payment Penalties	857	857	0	100%
<b>Total Long Term Maintenance</b>	<u>69,705</u>	<u>69,705</u>	<u>0</u>	<u>100%</u>
Transfer from/(to) LTM Fund	-68,192	-68,192	0	100%
Trnsf from/(to) Window & Facade	69,620	69,620	0	100%
Prior Period Deficit Clawback	9,000	9,000	0	100%
Substation Lease	1,599	1,599	0	100%
<b>Total Other Income</b>	<u>81,732</u>	<u>81,732</u>	<u>0</u>	<u>100%</u>
<b>Other Expense</b>				
Window & Facade Upgrade Expense				
Cladding - Contractors	69,620	69,620	0	100%
<b>Total Window &amp; Facade Upgrade Expense</b>	<u>69,620</u>	<u>69,620</u>	<u>0</u>	<u>100%</u>

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Accrual Basis

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

	<u>Oct 24 - Sep 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income Tax Expense	1,513	1,513	0	100%
Total Other Expense	71,133	71,133	0	100%
Net Other Income	10,599	10,599	0	100%
Net Income	<u>57,909</u>	<u>10,599</u>	<u>47,310</u>	<u>546%</u>

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>BC - Facilities Management</b>						
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
Bill	1/04/2025	39868	Your Property Matters Ltd	5,724.02	17,048.84	01/04/25 - 30/06/25 BC Quarterly Facilities Management Fee
Bill	1/07/2025	40426	Your Property Matters Ltd	5,724.02	22,772.86	01/07/25 - 30/09/25 BC Quarterly Facilities Management Fee
Total BC - Facilities Management				22,772.86	22,772.86	
<b>BC - Management</b>						
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	717.60	16,087.38	Feb 25 Bldg gen, debt collection, behaviour issues, 18 - couch thrown from window, 38 - power re...
Bill	1/04/2025	39868	Your Property Matters Ltd	6,551.35	22,638.73	01/04/25 - 30/06/25 BC Quarterly Management Fee
Bill	1/04/2025	39978	Your Property Matters Ltd	18.40	22,657.13	Mar 25 Weathertight project
Bill	30/04/2025	40152	Your Property Matters Ltd	133.40	22,790.53	Apr 25 Debt collection, weathertight project
Bill	31/05/2025	40290	Your Property Matters Ltd	11.50	22,802.03	May 25 Weathertight project
Bill	1/07/2025	40426	Your Property Matters Ltd	6,551.35	29,353.38	01/07/25 - 30/09/25 BC Quarterly Management Fee
Bill	31/08/2025	40850	Your Property Matters Ltd	294.40	29,647.78	Aug 25 EGM
General Journal	30/09/2025	656		128.80	29,776.58	Sep 25 Acc 01/07/25-31/07/25 & 01/09/25-30/09/25
Total BC - Management				29,776.58	29,776.58	
<b>Building Compliance/WOF</b>						
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	Cove Compliance	928.40	1,765.03	01/01/25 - 31/03/25 Building Compliance Services
General Journal	31/12/2024	616		-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	Cove Compliance	928.40	2,693.43	01/04/25 - 30/06/25 Building Compliance Services
Bill	10/03/2025	INV-35555	Cove 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
General Journal	1/04/2025	626R		928.40	2,939.19	Reverse of GJE 626 - Mar 25 Prepaid 01/04/25 - 30/06/25
Bill	19/05/2025	TW 28377 - 24	Wellington City Council	541.50	3,480.69	Administration fee
Bill	2/06/2025	INV-37609	Cove Compliance	928.40	4,409.09	01/07/25 - 30/09/25 Building Compliance Services
Bill	16/06/2025	TW 28377 - 25	Wellington City Council	406.50	4,815.59	Administration fee
General Journal	30/06/2025	636		-928.40	3,887.19	Jun 25 Prepaid 01/07/25 - 30/09/25
General Journal	1/07/2025	636R		928.40	4,815.59	Reverse of GJE 636 - Jun 25 Prepaid 01/07/25 - 30/09/25
Bill	2/09/2025	INV-42637	Cove Compliance	928.40	5,743.99	01/10/25 - 31/12/25 Building Compliance Services
General Journal	30/09/2025	649		-928.40	4,815.59	Sep 25 Prepaid 01/10/25 - 31/12/25
Total Building Compliance/WOF				4,815.59	4,815.59	
<b>Building Wash/Window Clean</b>						
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	
<b>Common Area Cleaning</b>						
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	916.55	1,833.10	Nov 24 Common area cleaning
Bill	26/12/2024	INV-0512	Freedom Cleaning Ltd	916.55	2,749.65	Dec 24 Common area cleaning
Bill	20/01/2025	INV-0516	Freedom Cleaning Ltd	916.55	3,666.20	Jan 25 Common area cleaning
Bill	26/02/2025	INV-0520	Freedom Cleaning Ltd	916.55	4,582.75	Feb 25 Common area cleaning
Bill	26/03/2025	INV-0527	Freedom Cleaning Ltd	916.55	5,499.30	Mar 25 Common area cleaning
Bill	27/04/2025	INV-0003	Wellington Clean & Clear Solu...	916.55	6,415.85	Apr 25 Common area cleaning
Bill	26/05/2025	INV-0005	Wellington Clean & Clear Solu...	916.55	7,332.40	May 25 Common area cleaning
Bill	26/06/2025	INV-0006	Wellington Clean & Clear Solu...	916.55	8,248.95	Jun 25 Common area cleaning
Bill	26/07/2025	INV-0010	Wellington Clean & Clear Solu...	916.55	9,165.50	Jul 25 Common area cleaning
Bill	26/08/2025	INV-0012	Wellington Clean & Clear Solu...	916.55	10,082.05	Aug 25 Common area cleaning
Bill	26/09/2025	INV-0014	Wellington Clean & Clear Solu...	916.55	10,998.60	Sep 25 Common area cleaning
Total Common Area Cleaning				10,998.60	10,998.60	

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

Type	Date	Num	Name	Amount	Balance	Description
<b>Common Area Electricity</b>						
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	617		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
General Journal	1/04/2025	627R		-74.45	3,840.49	Reverse of GJE 627 -- Mar 25 Acc 26/03/25-31/03/25
Bill	29/04/2025	346821023	Genesis Energy	488.21	4,328.70	26/03/25 - 28/04/25 Actual reading
Bill	28/05/2025	347411364	Genesis Energy	402.04	4,730.74	29/04/25 - 26/05/25 Actual reading
Bill	27/06/2025	347980719	Genesis Energy	445.59	5,176.33	27/05/25 - 26/06/25 Actual reading
General Journal	30/06/2025	637		44.56	5,220.89	Jun 25 Acc 27/06/25-30/06/25
General Journal	1/07/2025	637R		-44.56	5,176.33	Reverse of GJE 637 -- Jun 25 Acc 27/06/25-30/06/25
Bill	25/07/2025	348545698	Genesis Energy	401.74	5,578.07	27/06/25 - 23/07/25 Actual reading
Bill	26/08/2025	349188446	Genesis Energy	488.77	6,066.84	24/07/25 - 22/08/25 Actual reading
Bill	24/09/2025	349757642	Genesis Energy	505.60	6,572.44	23/08/25 - 22/09/25 Estimate reading
General Journal	30/09/2025	650		117.97	6,690.41	Sep 25 Acc 23/09/25-30/09/25
Total Common Area Electricity				6,690.41	6,690.41	
<b>Disclosure Statement</b>						
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 SOL...	-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
Tax Invoice	12/06/2025	5398	16 Ashlin Romika Chand SOL...	-414.00	-414.00	For Provision of Pre Settlement Disclosure Statement re Unit 16
Bill	16/06/2025	40356	Your Property Matters Ltd	690.00	276.00	For Provision of Pre Settlement Disclosure Statement re Unit 16
General Journal	30/06/2025	638		-276.00	0.00	Jun 25 Acc
General Journal	1/07/2025	638R		276.00	276.00	Reverse of GJE 638 -- Jun 25 Acc
Tax Invoice	12/08/2025	5445	YPM	-276.00	0.00	Refund for overcharge of PSDS
Total Disclosure Statement				0.00	0.00	
<b>Fire Systems</b>						
<b>Contracts</b>						
Bill	1/10/2024	50892169	Johnson Controls Australia Pt...	323.85	323.85	01/10/24 - 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 - 31/01/25 Preventative maintenance
General Journal	31/12/2024	618		-158.56	799.52	Dec 24 Prepaid 01/01/25-31/01/25
Bill	1/01/2025	50900262	Johnson Controls Australia Pt...	323.85	1,123.37	01/01/25 - 31/03/25 Primary Fire System Monitoring
General Journal	1/01/2025	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
Bill	1/04/2025	50908494	Johnson Controls Australia Pt...	323.85	1,922.89	01/04/25 - 30/06/25 Primary Fire System Monitoring
General Journal	1/04/2025	628R		158.56	2,081.45	Reverse of GJE 628 -- Mar 25 Prepaid 01/04/25-30/04/25
Bill	1/04/2025	59533	Safety First	350.75	2,432.20	23/03/25 Trial evacuation & debrief meeting
Bill	19/05/2025	582669	Engie Services t/a EQUANS	475.67	2,907.87	01/05/25 - 31/07/25 Preventative maintenance
General Journal	30/06/2025	639		-158.56	2,749.31	Jun 25 Prepaid 01/07/25-31/07/25
Bill	1/07/2025	50916433	Johnson Controls Australia Pt...	323.85	3,073.16	01/07/25 - 30/09/25 Primary Fire System monitoring
General Journal	1/07/2025	639R		158.56	3,231.72	Reverse of GJE 639 -- Jun 25 Prepaid 01/07/25-31/07/25
Bill	20/08/2025	587709	Engie Services t/a EQUANS	475.67	3,707.39	01/08/25 - 31/10/25 Preventative maintenance
General Journal	30/09/2025	651		-158.56	3,548.83	Sep 25 Prepaid 01/10/25 - 31/10/25
Total Contracts				3,548.83	3,548.83	

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>Repairs &amp; Maintenance</b>						
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. Q-1273 13/12/24
Bill	16/04/2025	580870	Engie Services t/a EQUANS	207.00	1,816.69	21/03/25 Assisting with trial evacuation
Total Repairs & Maintenance				1,816.69	1,816.69	
Total Fire Systems				5,365.52	5,365.52	
<b>Gardening</b>						
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	
<b>Health &amp; Safety</b>						
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	
<b>Honorarium</b>						
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 Hashimoto	1,072.00	-1,608.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Linley 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
General Journal	1/04/2025	629R		-1,000.00	0.00	Reverse of GJE 629 -- Mar 25 Acc
General Journal	30/06/2025	640		1,500.00	1,500.00	Jun 25 Acc
General Journal	1/07/2025	640R		-1,500.00	0.00	Reverse of GJE 640 -- Jun 25 Acc
General Journal	30/09/2025	652		2,000.00	2,000.00	Sep 25 Acc
Total Honorarium				2,000.00	2,000.00	
<b>Insurance</b>						
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
Bill	1/04/2025	1301410638	IANZ - Trust Account	3,340.75	105,620.12	01/04/25 - 01/04/26 Liability Package & Office Bearers Liability INV DATED 31/03/25
Bill	1/04/2025		IANZ - Trust Account	144,093.92	249,714.04	01/04/25 - 01/04/26 Material damage & business interruption INV DATED 31/03/25
General Journal	30/06/2025	641		-110,576.00	139,138.04	Jun 25 Prepaid 01/07/25 -01/04/26
General Journal	1/07/2025	641R		110,576.00	249,714.04	Reverse of GJE 641 -- Jun 25 Prepaid 01/07/25 -01/04/26
General Journal	30/09/2025	653		-73,717.34	175,996.70	Sep 25 Prepaid 01/10/25 - 01/04/26
Total Insurance				175,996.70	175,996.70	
<b>Insurance Valuation</b>						
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	

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>Lift Maintenance Contract</b>						
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	1,535.02	4,363.97	Replace old failed Car lighting with LED
Bill	6/12/2024	2023993	Otis Elevator Company Ltd	2,937.24	7,301.21	01/01/25 - 31/03/25 Lift maintenance
General Journal	31/12/2024	621		-2,937.24	4,363.97	Dec 24 Prepaid 01/01/25-31/03/25
General Journal	1/01/2025	621R		2,937.24	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	2,937.24	10,238.45	01/04/25 - 30/06/25 Lift maintenance
General Journal	31/03/2025	630		-2,937.24	7,301.21	Mar 25 Prepaid 01/04/25-30/06/25
General Journal	1/04/2025	630R		2,937.24	10,238.45	Reverse of GJE 630 -- Mar 25 Prepaid 01/04/25-30/06/25
Bill	6/06/2025	2058854	Otis Elevator Company Ltd	2,937.24	13,175.69	01/07/25 - 30/09/25 Lift maintenance
General Journal	30/06/2025	642		-2,937.24	10,238.45	Jun 25 Prepaid 01/07/25-30/09/25
General Journal	1/07/2025	642R		2,937.24	13,175.69	Reverse of GJE 642 -- Jun 25 Prepaid 01/07/25-30/09/25
Bill	13/08/2025	608754	Otis Elevator Company Ltd	908.50	14,084.19	IQP Inspection
Bill	5/09/2025	2076519	Otis Elevator Company Ltd	2,937.24	17,021.43	01/10/25 - 31/12/25 Lift maintenance
General Journal	30/09/2025	654		-2,937.24	14,084.19	Sep 25 Prepaid 01/10/25 - 31/12/25
Total Lift Maintenance Contract				14,084.19	14,084.19	
<b>Lift Telephone</b>						
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	21/01/2025	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 - 28/02/25 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
Credit	6/04/2025	429198348	Spark NZ Trading	-16.57	423.65	24/03/25 - 31/03/25 ph 04 473 5810
Total Lift Telephone				423.65	423.65	
<b>Miscellaneous</b>						
Cheque	17/04/2025	100935	31 B & M Pearson Family Trust	3,491.42	3,491.42	Refund overpaid levy
Tax Invoice	17/04/2025	5394	31 B & M Pearson Family Trust	-3,491.42	0.00	Refund overpaid levy
Cheque	25/08/2025	100936	16 Ashlin Romika Chand SOL...	414.00	414.00	Refund overpaid psds
Tax Invoice	25/08/2025	5449	16 Ashlin Romika Chand SOL...	-414.00	0.00	Refund overpaid psds
Total Miscellaneous				0.00	0.00	
<b>Repairs &amp; Maintenance</b>						
<b>R&amp;M Graffiti</b>						
Bill	28/02/2025	672219	SB Maintenance Ltd	17.25	17.25	26/02/25 Removed graffiti from building
Bill	31/08/2025	672515	SB Maintenance Ltd	17.25	34.50	13/08/25 Removed graffiti from building
Total R&M Graffiti				34.50	34.50	
<b>R&amp;M Lighting</b>						
Bill	9/10/2024	140668.1	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	683.73	1,053.16	13/11/24 - 14/11/24 Lights on Level 1 & Sensor on Level 6
Bill	6/12/2024	140937.1	Mainline Electrical (WN) Ltd	219.97	1,273.13	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	455.09	1,728.22	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	265.93	1,994.15	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	215.30	2,209.45	03/03/25 Replaced downlight on Lev 4 East by the left & Lev 6 West
Bill	13/03/2025	140110.2	Mainline Electrical (WN) Ltd	253.00	2,462.45	Mar 25 6 Monthly Visual Bd checks\common PP checks
Bill	14/05/2025	141451.1	Mainline Electrical (WN) Ltd	275.26	2,737.71	12/05/25 Replaced 2 downlights, one on Lev 7 stairwell & one Lev 4 east side
Bill	30/05/2025	141534.1	Mainline Electrical (WN) Ltd	691.39	3,429.10	30/05/25 Front door lights
Bill	24/06/2025	141525.1	Mainline Electrical (WN) Ltd	621.79	4,050.89	23/06/25 Replaced bathroom fan & power point, hollow wall box on fan switch
Bill	9/07/2025	141682.1	Mainline Electrical (WN) Ltd	734.90	4,785.79	03/07/25 Replaced 2x faulty fittings on Level 2. Checked fitting on Level 4 all ok
General Journal	30/09/2025	645		-0.02	4,785.77	Small balance write off
Total R&M Lighting				4,785.77	4,785.77	

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>R&amp;M Other</b>						
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 abseilers
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 abseilers
Tax Invoice	21/11/2024	5294	INSURANCE PMNTS RECVD	-178.32	4,159.48	27/11/2024DIRECT CREDITIAG NEW ZEALANDC1122775NZI Ins02202271305\$178.32
Tax Invoice	25/11/2024	5291	09 152 The Terrace Limited	-362.25	3,797.23	Oncharge 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 FC000454671 \$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 Paymen \$44.58
Tax Invoice	4/12/2024	5341	INSURANCE PMNTS RECVD	-14.86	3,678.35	04/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0002COM-C0276076\$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 ZEALANDC1126413NZI Ins0220287920\$509.52
Tax Invoice	11/12/2024	5343	INSURANCE PMNTS RECVD	-169.84	3,102.49	11/12/2024DIRECT CREDITQBE INSURANCE152 The TerrFC000455873\$169.84
Tax Invoice	13/12/2024	5344	INSURANCE PMNTS RECVD	-127.38	2,975.11	13/12/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore MarClaim Paymen\$127...
Tax Invoice	13/12/2024	5345	INSURANCE PMNTS RECVD	-42.46	2,932.65	13/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0011COM-C0277527\$42.46
Bill	16/12/2024	75196	Mike's Glass Ltd	1,849.20	4,781.85	Reglaze pane in kitchen in clear glass with assistance of abseilers U18
Bill	16/12/2024	75197	Mike's Glass Ltd	813.28	5,595.13	Reglaze pane in clear glass with abseilers
Bill	20/12/2024	75284	Mike's Glass Ltd	1,849.20	7,444.33	Reglaze pane in clear glass with abseilers
General Journal	31/12/2024	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 ZEALANDC1129025NZI Ins0220326988\$509.52
Tax Invoice	28/01/2025	5347	INSURANCE PMNTS RECVD	-169.84	6,764.98	28/01/2025DIRECT CREDITQBE INSURANCE152 The TerrFC000457009\$169.84
Tax Invoice	28/01/2025	5349	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-C0276685\$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 abseilers
Bill	3/03/2025	#713612	Arthur Dolan Maintenance	109.25	8,956.09	Landing between Level 4 & 5. Glued 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	31/03/2025	624		-0.02	9,249.32	Small balance write off
Bill	14/04/2025	INV-6912	C & D Glass - Commercial & D...	1,000.50	10,249.82	Apt 26 Replacement of cracked glass panel in 5mm clear annealed
Bill	21/04/2025	INV-13661	In Sink Plumbing Ltd	792.35	11,042.17	21/04/25 Water gushing sound
Bill	28/04/2025	76050a	Mike's Glass Ltd	1,460.50	12,502.67	Reglaze pane in clear glass AMENDED invoice
Bill	12/05/2025	INV-13684	In Sink Plumbing Ltd	218.50	12,721.17	09/05/25 Water ingress - garage
Bill	13/05/2025	#713649	Arthur Dolan Maintenance	115.00	12,836.17	CCTV Door panel loose - Re glue panel
Bill	14/05/2025	601838	Otis Elevator Company Ltd	1,009.47	13,845.64	04/05/25 Lift 1 or 2 stopped on unknown level with trapped passenger
Bill	27/05/2025	INV-13741	In Sink Plumbing Ltd	1,077.03	14,922.67	27/05/25 Water ingress in bathroom
Bill	30/05/2025	489419	Elite Services 2008 Ltd	470.35	15,393.02	Mar 25 Auto doors roller door
Bill	5/06/2025	726283	Beveridge Locksmith Services ...	26.50	15,419.52	Supply 1x Inline Security keycut
Bill	10/06/2025	INV-13765	In Sink Plumbing Ltd	681.40	16,100.92	10/06/25 Fix HWC Tempering valve
Bill	18/06/2025	INV-13753	In Sink Plumbing Ltd	552.91	16,653.83	18/06/25 Water ingress- temporary rust treatment & gutter maintenance
General Journal	30/06/2025	633		-0.02	16,653.81	Small balance write off
Tax Invoice	4/07/2025	5442	11 Indago Systems Ltd	-1,077.03	15,576.78	Oncharge to investigate a ceiling leak. InSink INV-13741 27/05/25
Bill	9/07/2025	INV-7195	C & D Glass - Commercial & D...	1,265.00	16,841.78	Apt 26 Replace 1x cracked glass pane in 5mm clear float using abseil technicians.
Bill	14/07/2025	INV-32698	Cleaning & Restoration Limited	140.25	16,982.03	Apt 5 Flood Assessment only
Bill	21/07/2025	#713676	Arthur Dolan Maintenance	115.00	17,097.03	Carried out measurements of carpark space AU66
Tax Invoice	31/07/2025	5444	11 Indago Systems Ltd	-681.40	16,415.63	Oncharge to fix HWC tempering valve. InSink INV-13765 10/06/25
Bill	31/07/2025	493883	Elite Services 2008 Ltd	207.00	16,622.63	Jun 25 Auto doors roller door
Bill	7/08/2025	731490	Beveridge Locksmith Services ...	144.01	16,766.64	Replace the dead bolt locks that need a key to open from back to snib lock
Bill	7/08/2025	731491	Beveridge Locksmith Services ...	209.01	16,975.65	Apt 4 Removed double cylinder deadbolt, fitted new single cylinder deadbolt & re keyed to match ...
Bill	8/08/2025	00010416	Aerialmaster Wgtn	235.75	17,211.40	Loss of Terrestrial reception, locate MATV system on Lev 4. No signal, power injector to amplifi...
Bill	15/08/2025	INV-05014	Pipe Doctor Limited	419.78	17,631.18	Apt 18 Shower leak
Bill	15/08/2025	732062	Beveridge Locksmith Services ...	617.49	18,248.67	Unit 13 - Replaced failing door closer. Testing, all ok
Tax Invoice	25/08/2025	5446	32 B & M Pearson Family Trust	-144.01	18,104.66	Oncharge to replace the dead bolt locks that need a key to open from the back to Snib lock. Beve...
Tax Invoice	25/08/2025	5447	04 Sara Sayaka Hashimoto	-209.01	17,895.65	Oncharge to replace the dead bolt locks that need a key to open from the back to Snib locks. Bev...
Tax Invoice	25/08/2025	5448	18 C Cresswell	-419.78	17,475.87	Oncharge to investigate leak from bath to unit below. Pipe Doctor INV-05014 15/8/25
Bill	27/08/2025	#713698	Arthur Dolan Maintenance	644.00	18,119.87	Repainting outside parking lines ^ install No Trespass sign
Bill	15/09/2025	#713713	Arthur Dolan Maintenance	149.50	18,269.37	Concrete block relocation
Tax Invoice	22/09/2025	5495	INSURANCE PMNTS RECVD	-2,168.66	16,100.71	22/09/2025DIRECT CREDITSEDGWICK NEW ZEALAND8018276080182760\$2,168.66
Tax Invoice	23/09/2025	5451	16 Melanie Lorraine Petrowski	-149.50	15,951.21	Oncharge to relocate concrete block: Arthur Dolan inv 713713 15/09/25
<b>Total R&amp;M Other</b>				<b>15,951.21</b>	<b>15,951.21</b>	

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>R&amp;M Roof Repairs</b>						
Bill	31/07/2025	INV-1239	Te Mahi Contractors Ltd	405.95	405.95	Apt E Roof leaks. Temporary repairs
Bill	11/09/2025	INV-13896	In Sink Plumbing Ltd	218.50	624.45	11/09/25 Attended site to investigate reported leak
Bill	16/09/2025	INV-13894	In Sink Plumbing Ltd	848.26	1,472.71	16/09/25 Shut off leaking valve, replaced valve. Tested, all ok
Bill	30/09/2025	INV-1334	Te Mahi Contractors Ltd	4,324.00	5,796.71	Apt E Roof repairs
Total R&M Roof Repairs				5,796.71	5,796.71	
Total Repairs & Maintenance				26,568.19	26,568.19	
<b>Rubbish Collection</b>						
Bill	31/10/2024	IAC9021062	Waste Management NZ Ltd	1,180.27	1,180.27	Oct 24 Rubbish removal
Bill	25/11/2024	#24067	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
Bill	30/04/2025	IAC9964167	Waste Management NZ Ltd	1,223.92	8,678.28	Apr 25 Rubbish removal
Bill	31/05/2025	IAC10137408	Waste Management NZ Ltd	1,223.92	9,902.20	May 25 Rubbish removal
Bill	30/06/2025	IAC10286058	Waste Management NZ Ltd	1,223.92	11,126.12	Jun 25 Rubbish removal
Bill	31/07/2025	IAC10447661	Waste Management NZ Ltd	1,269.74	12,395.86	Jul 25 Rubbish removal
Bill	12/08/2025	#25076	Junk Trackers	145.00	12,540.86	Removed 1X Dresser, bean bag, clothes horse & general rubbish
Bill	31/08/2025	IAC10598825	Waste Management NZ Ltd	1,269.74	13,810.60	Aug 25 Rubbish removal
Bill	30/09/2025	IAC10754056	Waste Management NZ Ltd	1,269.74	15,080.34	Sep 25 Rubbish removal
Total Rubbish Collection				15,080.34	15,080.34	
<b>Security</b>						
Tax Invoice	20/11/2024	5292	Tommys Property	-114.00	-114.00	13/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 Fob pUnit 9 Fob\$114.00
Tax Invoice	20/11/2024	5293	Tommys Property	-57.00	-171.00	20/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 FobUnit 9 Fob\$57.00
Tax Invoice	6/12/2024	5297	18 C Cresswell	-114.00	-285.00	Unit 18: Oncharge to supply 2 x fobs: 30096, 30100 \$114 incl GST
Bill	11/12/2024	00147910	Waterford Security Ltd	1,538.41	1,253.41	10/12/24 Carry out an installer code reset
Tax Invoice	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
Bill	1/04/2025	101059	Prosecure Limited	303.60	1,664.67	Data charge for the SIM card - Kogan mobile prepay voucher - 365 day plan
Bill	14/04/2025	101075	Prosecure Limited	397.33	2,062.00	Carry out the CCTV service
Tax Invoice	12/05/2025	5395	Nest Property Mgmt	-57.00	2,005.00	Oncharge: Request for key tag / fob - Unit 83 ( D)_152 The Terrace Katrina Moar ph 022 158 0954 ...
Tax Invoice	16/05/2025	5396	09 152 The Terrace Limited	-57.00	1,948.00	Oncharge swipe/fob #22502 unit 9
Tax Invoice	4/06/2025	5397	20 Zheng (Jessica) Jin	-26.50	1,921.50	05/06/2025DIRECT CREDITCroft N JUnit20Key purchase\$26.50
Tax Invoice	29/08/2025	5450	29 GC McKee & VM Skipworth	-57.00	1,864.50	Fob purchase MCKEE,GEOFREV SkipworthUnit 29Fob Purchase\$57.00
Total Security				1,864.50	1,864.50	
<b>Water Rates</b>						
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
General Journal	1/04/2025	631R		-1,500.00	6,587.63	Reverse of GJE 631 - Mar 25 Acc 06/02/25-31/03/25
Bill	30/04/2025	1184602	WCC - Water Rates	46.06	6,633.69	05/02/25 - 02/04/25 Water rates
Bill	30/06/2025	1184602	WCC - Water Rates	46.06	6,679.75	02/04/25 - 06/06/25 Water rates No consumption
General Journal	30/06/2025	643		8,000.00	14,679.75	Jun 25 Acc Estimate (No consumption on Invoices)
General Journal	1/07/2025	643R		-8,000.00	6,679.75	Reverse of GJE 643 - Jun 25 Acc Estimate (No consumption on Invoices)
Bill	31/08/2025	1184602	WCC - Water Rates	4,910.56	11,590.31	06/06/25 - 08/08/25 Water rates
General Journal	30/09/2025	655		4,053.16	15,643.47	Sep 25 Acc 09/08/25 - 30/09/25
Total Water Rates				15,643.47	15,643.47	
<b>Window &amp; Facade Upgrade Expense</b>						
<b>Cladding - Contractors</b>						
Bill	30/09/2025	INV-0891	HighRise Maintenance Ltd	69,620.24	69,620.24	Facade remediation project deposit
Total Cladding - Contractors				69,620.24	69,620.24	
Total Window & Facade Upgrade Expense				69,620.24	69,620.24	

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance	Description
<b>Income Tax Expense</b>						
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
General Journal	1/04/2025	623R		-1,899.83	-1,189.13	Reverse of GJE 623 -- Mar 25 Period end tax acc
General Journal	1/04/2025	632		1,973.72	784.59	Income tax as per IR4 31/03/25
General Journal	30/06/2025	634		388.49	1,173.08	Jun 25 Levy disaggregation
General Journal	1/07/2025	634R		-388.49	784.59	Reverse of GJE 634 -- Jun 25 Levy disaggregation
General Journal	30/09/2025	646		728.31	1,512.90	Sep 25 Period end tax acc
Total Income Tax Expense				<u>1,512.90</u>	<u>1,512.90</u>	
<b>TOTAL</b>				<u><b>416,514.64</b></u>	<u><b>416,514.64</b></u>	



HUME HOUSE BODY CORPORATE No. 83149

Proposed Body Corporate Levies  
Effective from 1 January 2026 until further notice

Unit No.	Ownership/ Utility Interest	Accessory Unit	Ownership/ Utility Interest	Accessory Unit	Ownership/ Utility Interest	Accessory Unit	Ownership/ Utility Interest	Accessory Unit	Ownership/ Utility Interest	Total Ownership/Utility Interest	Annual Levy	Quarterly Levies from 01/01/26
											\$	\$
1	1682			AU72	6	1/6 AU41	6			1694	6,748.05	1,687.01
2	1546			AU71	6	1/6 AU41	6			1558	6,206.29	1,551.57
3	1427			AU70	6	1/6 AU41	6			1439	5,732.26	1,433.06
4	2025			AU69	6	1/6 AU41	6			2037	8,114.39	2,028.60
5	1951			AU68	6	1/6 AU41	6			1963	7,819.61	1,954.90
6	2212	AU56	282	AU67	6	1/6 AU41	6			2506	9,982.65	2,495.66
7	1708			AU78	6	1/6 AU42	6			1720	6,851.62	1,712.91
8	1568			AU77	6	1/6 AU42	6			1580	6,293.93	1,573.48
9	1448			AU76	6	1/6 AU42	6			1460	5,815.91	1,453.98
10	2057	AU40	339	AU75	6	1/6 AU42	6			2408	9,592.27	2,398.07
11	1982	AU50	339	AU74	6	1/6 AU42	6			2333	9,293.51	2,323.38
12	2249	AU48	339	AU73	6	1/6 AU42	6			2600	10,357.10	2,589.28
13	1733					1/6 AU43	6			1739	6,927.31	1,731.83
14	1591					1/6 AU43	6			1597	6,361.65	1,590.41
15	1468					1/6 AU43	6			1474	5,871.68	1,467.92
16	2089	AU57	282			1/6 AU43	6			2377	9,468.78	2,367.19
17	2012	AU58	396			1/6 AU43	6			2414	9,616.17	2,404.04
18	2283					1/6 AU43	6			2289	9,118.23	2,279.56
19	1759					1/6 AU44	6			1765	7,030.88	1,757.72
20	1613					1/6 AU44	6			1619	6,449.29	1,612.32
21	1489					1/6 AU44	6			1495	5,955.33	1,488.83
22	2119					1/6 AU44	6			2125	8,464.94	2,116.23
23	2042					1/6 AU44	6			2048	8,158.21	2,039.55
24	2318					1/6 AU44	6			2324	9,257.65	2,314.41
25	1784					1/6 AU45	6			1790	7,130.47	1,782.62
26	1635					1/6 AU45	6			1641	6,536.92	1,634.23
27	1509					1/6 AU45	6			1515	6,035.00	1,508.75
28	2150					1/6 AU45	6			2156	8,588.43	2,147.11
29	2072					1/6 AU45	6			2078	8,277.71	2,069.43
30	2353					1/6 AU45	6			2359	9,397.08	2,349.27
31	2505	AU59	396			1/4 AU46	6			2907	11,580.03	2,895.01
32	2022					1/4 AU46	6			2028	8,078.54	2,019.63
33	1983					1/4 AU46	6			1989	7,923.18	1,980.80
34	3034	AU60	396			1/4 AU46	6			3436	13,687.31	3,421.83
38	9067	AU39	6	AU53	396					9469	37,719.76	9,429.94
80(G)	2744			AU62	396	1/7AU87	6			3146	12,532.09	3,133.02
81(F)	2152	AU54	282	AU55	283	1/7AU87	6			2723	10,847.07	2,711.77
82(E)	2650	AU49	339	AU51	339	1/7AU87	6			3334	13,280.99	3,320.25
83(D)	2183	AU52	282	AU64	396	1/7AU87	6			2867	11,420.69	2,855.17
84(C)	2493	AU63	396			1/7AU87	6			2895	11,532.23	2,883.06
85(B)	2930	AU61	396			1/7AU87	6			3332	13,273.02	3,318.26
86(A)	3086	AU65	396	AU66	283	1/7AU87	6			3771	15,021.78	3,755.44
<b>Totals:</b>	<b>92723</b>		<b>4866</b>		<b>2165</b>		<b>246</b>		<b>100000</b>	<b>398,350.00</b>	<b>99,587.50</b>	

Years ending September	Life yrs	Age yrs	Rem yrs	Estimated Current Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Building Exterior 1982</b>	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										
11 Skylights	30	17	13	18,000						1,200				
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										
<b>Building interior</b>														
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							
<b>External works</b>														
27 Carpark Markings	30	25	5	987										
28 Fencing	30	10	20	2,800										
<b>Services</b>														
29 Lighting - Common Areas	20	17	3	15,095			300							
30 Passenger Lifts (1964)	-	51	10	120,000										
31 HVAC / Mechanical							3,500							
32 Plumbing / Drainage	20	17	3	30,000			2,300							
33 Fire Alarm Panel	15	17	0	2,500										
34 Access Control/Intercom	20	0	20	21,164										
35 Security Cameras	10	0	10	8,500										
36 Entry Auto-doors Mechanisms	20	16	4	8,000										
37 Ventilation/Extract	30	17	13	30,000										
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			15%		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
<b>LTMP - Opening Balance</b>									330,116	393,116	256,361	249,211	312,211	375,211
LTMP Annual Contribution									63,000	63,000	63,000	63,000	63,000	63,000
SS Special Levy									-	-	-	-	-	-
Transfer to SSP									-	-	-	-	-	-
LTMP Expenditure									0	199,755	70,150	0	0	0
<b>LTMP - Closing Balance</b>									<b>393,116</b>	<b>256,361</b>	<b>249,211</b>	<b>312,211</b>	<b>375,211</b>	<b>438,211</b>

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