



12th April 2024

The Committee
Hume House BC 83149
152 The Terrace
WELLINGTON

Dear Committee

**RE: HUME HOUSE – 152 THE TERRACE BC 83149
BODY CORPORATE MANAGEMENT COMMITTEE**

Please find enclosed the following:

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

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 for BC 83149

Encl:

**NOTICE OF MEETING OF
HUME HOUSE – 152 THE TERRACE BC 83149
BODY CORPORATE MANAGEMENT COMMITTEE
To be held via Zoom Conference
Tuesday 23rd April 2024 at 12:00 Noon**

AGENDA

- 1. Register of attendance and apologies**
 - a. Conflict of Interest Register

- 2. Minutes of previous meeting**
 - a. Approval motion and signing by Chair
 - b. Matters not arising elsewhere

- 3. Facilities Management Report**
 - a. 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

- 5. Administrative issues**
 - a. Meeting scheduling

- 6. General Business**



**MINUTES OF MEETING
HUME HOUSE BODY CORPORATE 83149
MANAGEMENT COMMITTEE MEETING
Conducted via Zoom on
Friday 26 January 2024 at 12:00 noon**

www.ypm.co.nz, select "member login" Username: bc83149 Password: bw847y

1.0 Meeting Formalities

1.1 Present

Saya Hashimoto (Chair)
Ben Pearson
Linley Caudwell
Brendan Ralph

Jan Viljoen - YPM

Apologies

None

1.2 Quorum

A quorum of 3 was present and the meeting proceeded.

1.3 Conflict of Interest

None declared.

2.0 Previous minutes

Moved: By ordinary resolution that the Minutes of the BCMC Meeting of 13 October 2023 be accepted as a true version of proceedings.

Linley/Ben/carried

Matters arising not covered elsewhere:
None.

3.0 Facilities Management Report

Jan spoke to the report and the following was discussed:

- Level 4 Fire Door Replacement – the Chair has approved the cheaper of the two quotes.
- Annex Roof Tile Replacement – the committee decided to put the matter on hold.
- CCTV Upgrade – The meeting approved the quote from Prosecure.

YPM is to action all of the above.

Action: Louise (YPM)

Health & Safety

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

4.0 Financial Report

4.1 Financial Accounts

Jan spoke to the financial accounts for the period ended 31 December 2023. One of the main variances was Water Rates. Jan (YPM) informed that he sees inconsistencies on this at many buildings however the committee suggested monitoring the water readings. YPM was asked to provide the committee with information regarding the location and access to the meter.

Action: Louise (YPM)

Moved: By ordinary resolution that the financial reports for the year ended 31 December 2023 be approved.

Brendan/Ben/carried

5.0 Administrative issues

23 Apr'24	BCMC	Tues	12:00
09 Aug'24	BCMC	Fri	12:00

6.0 General Business

Storage Areas and Fire Protection

The project manager emailed earlier in the week enquiring about the possible inclusion of this in the project. The Chair informed that legal advice confirmed that storing items in these areas create a H&S risk in the event of fire or an earthquake. The advice also mentioned that the Body Corporate, after notice to occupants, may arrange for the removal and storage of items at the owner's cost.

This matter will be revisited once the project is underway.

Project Update

The Chair informed that she is awaiting the detailed design and updated cost estimates for it. The architects have arranged to have a test window removal and installation done to get a better understanding of the process/methodology involved. This will then inform the detailed design. The test work is currently underway. She also mentioned that the project duration is likely to be around 10 months if all goes according to plan.

In terms of timeframes, once the detailed design has been finalised, it would take around 30 days for the costings and quotes which will probably take until the end of May. The current test work will also give a better understanding of the project duration.

Other issues requiring further investigation include finding storage solutions for materials and construction items, how to deal with lease conditions impacting tenants based on the Residential Tenancy Act and the impact on the operations of Meetings on the Terrace (MOT). Jan (YPM) is to provide the Chair with the contact details of the owner of MOT to further discuss this. Any compensation to tenants will however be for individual landlords to negotiate with their tenants.

Action: Jan (YPM)/Chair

The meeting next discussed the information pack for owners to assist them with loan application where required. Although the Chair currently has some of the detail, she still awaits the detailed design, updated timeline and final cost information. The meeting also discussed the merits of providing currently available information at an early date or delaying distribution till everything is available. One suggestion was that owners could approach mortgage brokers with available information with the final cost information to follow. The Chair undertook to draft an email to all owners updating them on progress and when they could expect the promised information pack.

Action: Chair

Once there is greater clarity regarding the timeline and project commencement date, YPM will be informed to reissue the special levy invoices with a new due date.

Action: Chair

There being no further business, the meeting closed at 12:56pm.

Signed Date
Chairperson



**FACILITIES MANAGEMENT REPORT
FOR THE BODY CORPORATE COMMITTEE OF
HUME HOUSE BODY CORPORATE 83149
18 January 2024 - 12 April 2024**

INSURANCE:

Broker: Gallagher

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

Expires: 1 April 2025

18 January 2024 – 12 April 2024

- Meetings on the Terrace/Unit D – water ingress reported on 12 July 2023 (#C0943342). Insink were engaged and traced the leak to Unit D’s washing machine. An insurance claim has been lodged and accepted. An Assessor has been appointed and has arranged the repairs. Settlement received and the claim has been closed.
- Meetings on the Terrace/Unit A – water ingress reported on 9 September 2022 (#C0789590/#FA212519). Insink were engaged and traced the leak to Unit A’s washing machine. An insurance claim has been lodged and accepted. An Assessor has been appointed and has arranged the repairs. Settlement received and the claim has been closed.
- Lift Plant Room Door – following an entrapment on 21 February 2023 (#C0859697/#FA223495) FENZ attended and in the process when gaining access to the lift machine room they have damaged the door. An insurance claim has been lodged, accepted and an Assessor has been appointed. Duncan & Taylor completed the repairs in November 2023. Settlement received and the claim has been closed.
- Unit 34 – water ingress in the bedroom reported on 20 November 2023 (#C01005195) during strong winds. Wellington Abseiling & Maintenance were engaged to investigate. An insurance claim has been lodged, accepted and an Assessor has been appointed. The Assessor is arranging repairs which are expected to be completed by Duncan & Taylor the week beginning 8 April 2024.
- Unit 34 – water ingress reported in the ensuite bathroom on 14 February 2024. Insink were engaged to attend site and investigate. Insink traced the cause to the roof and Wellington Abseiling & Maintenance were engaged to carry out repairs. The Owner confirmed there was damage in the skylight well. An insurance claim has been lodged and an Assessor has been appointed. The Assessor is trying to arrange for repairs to be completed at the same time as the bedroom repairs above.

5 October 2023 – 17 January 2024

- Meetings on the Terrace/Unit D – water ingress reported on 12 July 2023 (#C0943342). Insink were engaged and traced the leak to Unit D’s washing machine. An insurance claim has been lodged and accepted. An Assessor has been appointed and is arranging repairs to be completed.
- Meetings on the Terrace/Unit A – water ingress reported on 9 September 2022 (#C0789590/#FA212519). Insink were engaged and traced the leak to Unit A’s washing machine. An insurance claim has been lodged and accepted. An Assessor has been appointed and is arranging for repairs to be completed. Awaiting final settlement confirmation.
- Lift Plant Room Door – following an entrapment on 21 February 2023 (#C0859697/#FA223495) FENZ attended and in the process when gaining access to the lift machine room they have damaged the door. An insurance claim has been lodged, accepted and an Assessor has been appointed. Duncan & Taylor completed the repairs in November 2023. Awaiting final settlement confirmation.
- Unit 34 – water ingress reported on 20 November 2023 (#C01005195) during strong winds. Wellington Abseiling & Maintenance were engaged to investigate. An insurance claim has been lodged, accepted and an Assessor has been appointed. The Assessor is arranging for repairs to be completed.

CLEANING, Common Area:	Freedom Cleaning
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18 January 2024 – 12 April 2024

- Nothing to report during this period.

5 October 2023 – 17 January 2024

- Nothing to report during this period.

ELECTRICITY	Genesis Mainline Electrical
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18 January 2024 – 12 April 2024

- Switch Boards – Mainline Electrical carried out the 6-monthly visual check of the switch boards throughout the building.
- During the recent inspection Mainline Electrical have found miscellaneous fuse holders are missing on various boards. Mainline Electrical quoted (#4211, \$3,961.75 incl GST) to upgrade five of the internal sub boards, leaving the existing frame and was sent to the Chair for review. The Chair was advised that although this work is not part a compliance requirement, they are deteriorating or missing so for safety reasons it is recommended that this work is completed. The Chair requested a second quote for comparison. Apex Electrical were engaged to quote (\$4,358.24 incl GST) and the Chair has been sent the quote for review. YPM are awaiting further instructions.
- Various lights out, sensor replaced and the light in the main sign on The Terrace replaced during this reporting period.

5 October 2023 – 17 January 2024

- Various lights out and a sensor replaced during this reporting period. Mainline Electrical attended site and fixed.

FIRE COMPLIANCE	Equans NZ Limited ADT Fire Monitoring
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18 January 2024 – 12 April 2024

- Equans Fee Increase – Equans planned preventative maintenance costs will increase by 5% per annum due to increased operational and labour costs, effective from 1 April 2024. The Chair has been advised.
- False Fire Activation – Equans attended to a false fire activation on 6 January 2024 for a drop in sprinkler pressure. The system was pumped back up to reinstate the pressure.
- False Fire Activation – Equans attended to a false fire activation on 12 January 2024 for a drop in sprinkler pressure. The system was pumped back up to reinstate the pressure.
- Drop in Pressure Issue - Following a meeting Jan attended in March 2024, it is understood the drop in pressure issue is sitting with Provisio Projects who are investigating a solution as part of the Project.
- Equans completed preventative maintenance during this reporting period.
- Level 4 Fire Door – in March 2024 Fire Compliance Services were able to repair the Level 4 fire door meaning a new door was not required.

5 October 2023 – 17 January 2024

- Fire Compliance Services completed some passive fire repairs during this reporting period.
- False Fire Activation – Equans attended to a false fire activation on 8 January 2024. Activation was traced to the sprinkler system had dropped pressure. Equans pumped the system to normal state and reinstated the fire panel.
- Level 4, Fire Door Replacement – during passive fire works completed by Fire Compliance Services they reported that the West Level 4 fire door is warped affecting the smoke sealing of the door and have suggested a possible door replacement being required. Fire Compliance Services provide a quote (#0632, \$7,654.11 incl GST) and was sent to the Chair for review. The Body Corporate has asked for a second quote and Duncan & Taylor have been engaged, waiting to receive their quote.

BUILDING WARRANT OF FITNESS (BWOFF)

CoveKinloch Wellington Limited
Expires: 9 July 2024

18 January 2024 – 12 April 2024

- Trial Evacuations – Safety First carried out the trial evacuation on 6 March 2024. Some items to note, specifically that Residents are blocking the main lobby exit after evacuating and not giving FENZ clear access to the building. An email was sent to All Owners and Property Mangers informing them of the findings and asked them to advise their Tenant(s) if applicable.

5 October 2023 – 17 January 2024

- Nothing to report during this period.

RUBBISH COLLECTION:

Waste Management NZ Limited

18 January 2024 – 12 April 2024

- Junk Trackers removed the oversized items being stored in auxiliary areas on various Levels in March 2024, as instructed by the Body Corporate.

5 October 2023 – 17 January 2024

- Nothing to report during this period.

LIFT MAINTENANCE:

Otis Elevator Company Limited

18 January 2024 – 12 April 2024

- Scheduled lift maintenance was carried out by Otis during this reporting period.
- Lift (left and right) – it was reported on 24 January 2024 that the lifts were not working. Otis were engaged and fixed.
- Lift (left and right) – it was reported on 29 January 2024 that the down button for lift #1 (left) was not working and the lift does not stop evenly on some floors, some lights were out in lift #2 (right). Otis were engaged and fixed.
- Lift, Level 3 Call Button – it was reported on 9 February 2024 that the Level 3 call button was not working. Otis were engaged and fixed.



5 October 2023 – 17 January 2024

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

SECURITY ACCESS:	Access Control: CSINZ
DOORS:	Mechanical/Electrical (Main Lobbies): Elite Services

18 January 2024 – 12 April 2024

- Elite Services completed preventative maintenance during this reporting period.
- Garage Roller Door – it was reported that on 14 February 2024 that the garage roller door was broken at the bottom. Upland Building Maintenance attended site and repaired.

5 October 2023 – 17 January 2024

- Elite Services completed preventative maintenance during this reporting period.
- Main Lobby Doors – during a recent preventative maintenance inspection it was determined that the Residential and Annex main lobby doors require track, wheel (residential) and floor guide (annex) repairs due to wear and tear. The quote was approved by the Chair and awaiting a scheduled date for work to be completed.

GENERAL:

18 January 2024 – 12 April 2024

Building/Window/Gutter/Moss Wash - Annual

Nothing to report during period.

Copper Network Removal

In the coming months Chorus plan to withdraw the copper network from fewer than three percent of homes and businesses that use copper today. This will apply to streets where fibre is already available. The Hume House complex is affected and will need to move to fibre or another technology to stay connected to broadband and phone services.

CCTV Upgrade

Prosecure completed the upgrade of the CCTV system in March 2024.

Door Slamming

Unit 14 – the Owner of another Unit reported in September 2023 that Unit 14 has to slam their Apartment door to close it which was noisy and disturbing neighbours. Fire Compliance Services were engaged and determined the door seals needed to be replaced. No further reports of issues received and YPM are awaiting Fire Compliance Services’ invoice to close the file.

Gardening

Nothing to report during this period.

General Maintenance

- Arthur Dolan Maintenance was engaged in March 2024 and painted around the newly installed lobby CCTV camera to match the surrounding wall.
- Level 1 Lobby Sign – during a site visit it was noted that the ‘Level 1’ sign located in the lift lobby was missing. Arthur Dolan Maintenance was engaged to replace it which was completed in March 2024.

- Hatch Replacement, Level 7 – during an inspection it was noted the Level 7 ceiling hatch leading to the roof was missing. Arthur Dolan Maintenance was engaged to replace and this was completed in February 2024.

Graffiti

SB Maintenance have attended site to remove graffiti from the building during this reporting period.

Water Ingress

Unit 33 – the Owner reported water ingress coming from the bathroom ceiling on 7 February 2024. Wellington Abseiling & Maintenance were engaged to inspect the roof and advised the cowl has been damaged and needs replacing. EnergySave were engaged and completed the repairs in March 2024. Awaiting confirmation from the Owner if any damage was sustained which will determine if an insurance claim will be lodged.

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

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

Surveys

Asbestos – completed 27 November 2018.

HSNZ – completed 23 September 2016.

Safety Anchors – certified, expires 30 November 2023.

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

Louise Jago

Body Corporate Facilities Manager

Your Property Matters Limited

Service Providers:

Service Type	Provider
BWOF	CoveKinloch Wellington Limited
Windows Wash	Window Cleaning Contractors
Cleaning	Freedom Cleaning
Common Area Electricity	Genesis Energy
Electrician	Mainline Electrical
Security/Access Control	CSINZ
Doors – Pedestrian entry	Elite Services
Fire Systems	Equans Services
Insurance Broker	Gallagher
Elevators	Otis
Locksmith	Master Locksmiths
Plumbing	Insink Plumbing
TV Reception	Aerial Master
Waste collection	Waste Management



HUME HOUSE BODY CORPORATE No. 83149

FINANCIAL STATEMENTS AND COMMENTARY

FOR THE PERIOD 1 OCTOBER 2023 TO 31 MARCH 2024

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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 2023 to 31 MARCH 2024

1. Financial Accounts

The Body Corporate's Statement of Financial Performance for the period 1 October 2023 to 31 March 2024 and Financial Position as at 31 March 2024 are attached. Also attached is a variance analysis against budget for the period.

These show a deficit from routine operations for the period of \$5,285 compared to a break even budget. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Income
(Deficit)/Surplus	(\$5,285)	-	(\$5,285)

As at 31 March 2024 total Long Term Maintenance Fund was \$227,744 and Windows & Façade Upgrade Fund was \$152,557. Total Equity as a Contingency Fund was \$21,283.

The Long Term Maintenance Fund was made up as follows:

	31 March 2024	30 September 2023
Opening balance	\$189,456	\$185,469
Add/(Less)		
LTM expenditure for the period	-	(\$65,705)
Transfers for the period	\$38,288	\$69,691
Rounding	-	\$1
Closing balance	\$227,744	\$189,456

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

	31 March 2024	30 September 2023
Opening Balance	\$229,863	\$300,000
Add/(Less)		
Windows & Façade expenditure for the period	(\$77,306)	(\$70,137)
Transfers for the period	-	-
Closing balance	\$152,557	\$229,863

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

	31 March 2024	30 September 2023
Opening balance Surplus/(Deficit)	\$26,568	\$23,247
Net Surplus/(Deficit)	(\$5,285)	\$3,321
Closing balance	\$21,283	\$26,568

2. Accounts Receivable & Payable

Listings of receivable and payable balances as at 31 March 2024 are attached.

Regarding receivables: As at 31 March the net receivable balance was \$24,007 in credit. This was made up of total credit balances of \$24,705 being levies paid in advance and total debit balances of \$698 being levies and on charges in arrears.

Regarding payables: As at 31 March the payable balance was \$14,767. These were manageable within normal commercial payment terms.

3. Cash Position

As at 31 March 2024 the Body Corporate had \$438,932 cash on hand of which \$414,001 was held in interest earning accounts.

4. Variance Analysis

A variance analysis against budget for the period 1 October 2023 to 31 March 2024 is attached. The budget approved at the 2023 AGM was effective from 1 January 2024. Routine expenditure was 3% or \$5,285 over budget. Variances of note were:

- Building Wash/Window Clean (+\$5,203). Annual payment.
- Insurance (-\$13,385).
- Total repairs & Maintenance (+\$4,930).
- Water rates (+\$5,054). Issues at WCC Water have resulted in erratic and late water use reading. It appears that previous estimates were too low.

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 and equity positions were healthy.


Callan Holgate
Body Corporate Accountant
Your Property Matters Ltd

11 April 2024

5:14 PM
 11/04/24
 Accrual Basis

Hume House Body Corporate No. 83149
Statement of Financial Performance
 October 2023 through March 2024

	Oct 23 - Mar 24
Ordinary Income/Expense	
Income	
Body Corporate Levies	169,266
Total Income	169,266
Expense	
BC - Facilities Management	10,950
BC - Management	13,354
Building Compliance/WOF	2,544
Building Wash/Window Clean	9,453
Common Area Cleaning	5,499
Common Area Electricity	4,110
Fire Systems	
Contracts	2,458
Repairs & Maintenance	3,262
Total Fire Systems	5,719
Health & Safety	845
Honorarium	1,000
Insurance	74,487
Lift Maintenance Contract	5,550
Lift Telephone	416
Professional Services	4,034
Repairs & Maintenance	
R&M Graffiti	153
R&M Lighting	2,999
R&M Other	14,703
Total Repairs & Maintenance	17,855
Rubbish Collection	7,350
Security	-171
Water Rates	11,554
Total Expense	174,551
Net Ordinary Income	-5,285
Other Income/Expense	
Other Income	
Long Term Maintenance	
LTM Levy	31,500
Bank Interest	7,791
Late Payment Penalties	85
Total Long Term Maintenance	39,376
Transfer from/(to) LTM Fund	-38,288
Total Other Income	1,088
Other Expense	
Window & Facade Upgrade Expense	
Trnsf from/(to) Window & Facade	-77,306
Cladding - Consultants	32,102
Cladding - Contractors	45,204
Total Window & Facade Upgrade Expense	0
Income Tax Expense	1,088
Total Other Expense	1,088
Net Other Income	0
Net Income	-5,285

5:14 PM
 11/04/24
 Accrual Basis

Hume House Body Corporate No. 83149
Statement of Financial Position
 As of March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Chequing/Savings	
Westpac Current Account (00)	24,931
Westpac Online Bonus Saver (26)	330,806
Westpac Savings Account (17)	83,196
Total Chequing/Savings	438,932
Accounts Receivable	
Accounts Receivable	-24,007
Total Accounts Receivable	-24,007
Other Current Assets	
Accounts Rec Other	
Disclosure Statement	690
Total Accounts Rec Other	690
Prepaid Expenses	6,200
Taxation Refund Receivable	1,394
Total Other Current Assets	8,284
Total Current Assets	423,210
TOTAL ASSETS	423,210
LIABILITIES	
Current Liabilities	
Accounts Payable	
Accounts Payable	14,767
Total Accounts Payable	14,767
Other Current Liabilities	
Accounts Payable Other	
General	3,359
Honorarium	3,500
Total Accounts Payable Other	6,859
Total Other Current Liabilities	6,859
Total Current Liabilities	21,626
Long Term Liabilities	
Windows & Facade Upgrade Fund	152,557
Long Term Maintenance Fund	227,744
Total Long Term Liabilities	380,301
TOTAL LIABILITIES	401,927
NET ASSETS	21,283
EQUITY	
Opening Balance	26,568
Net Income	-5,285
TOTAL EQUITY	21,283

4:49 PM

11/04/24

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

	<u>Mar 31, 24</u>
21 SG & SM Waldron Family Trust	284.85
13 George Ingram Family Trust	242.97
18 C Cresswell	169.68
08 Deong Bo Ding	-0.54
82 (E) Abdul Malik	-1.92
80 (G) KG Trust	-123.34
19 ROMA JAD Limited	-172.73
34 Kuchit-Desjarlais Family Trust	-192.04
02 J Colenso & R Kim	-1,621.74
07 Malcom Hodge & Moana Meyer	-1,790.37
09 152 The Terrace Limited	-2,102.00
28 Suzanne Gabrielle Goodhue	-2,244.20
06 L Caudwell	-2,608.52
12 Hestia Family Trust	-2,706.37
22 Mark Hashimoto (Email only)	-3,000.00
85 (B) R & J McMillen (Email only)	-3,468.31
14 Will & Hyper Ltd	-4,672.57
TOTAL	<u>-24,007.15</u>

5:14 PM

11/04/24

Hume House Body Corporate No. 83149
Accounts Payable Balance Summary
As of March 31, 2024

	<u>Mar 31, 24</u>
Elite Services 2008 Ltd	654.35
Engie Services t/a EQUANS	818.80
Freedom Cleaning Ltd	916.55
Genesis Energy	679.89
In Sink Plumbing Ltd	161.00
Mainline Electrical (WN) Ltd	187.11
Otis Elevator Company Ltd	2,828.95
Proviso Projects	6,477.26
Rawlinsons	905.62
Waste Management NZ Ltd	1,137.12
TOTAL	<u>14,766.65</u>

5:15 PM
 11/04/24
 Accrual Basis

Hume House Body Corporate No. 83149
Variance Analysis
October 2023 through March 2024

	Oct 23 - Mar 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Body Corporate Levies	169,266	169,266	0	100%
Total Income	169,266	169,266	0	100%
Expense				
Bank Fees	0	25	-25	0%
BC - Facilities Management	10,950	10,840	110	101%
BC - Management	13,354	12,923	432	103%
Building Compliance/WOF	2,544	2,140	405	119%
Building Wash/Window Clean	9,453	4,250	5,203	222%
Common Area Cleaning	5,499	6,000	-501	92%
Common Area Electricity	4,110	3,725	385	110%
Fire Systems				
Contracts	2,458	2,375	83	103%
Repairs & Maintenance	3,262	2,750	512	119%
Total Fire Systems	5,719	5,125	594	112%
Health & Safety	845	425	420	199%
Honorarium	1,000	1,000	0	100%
Insurance	74,487	87,871	-13,385	85%
Insurance Valuation	0	325	-325	0%
Lift Maintenance Contract	5,550	6,375	-825	87%
Lift Telephone	416	413	4	101%
Professional Services	4,034	1,500	2,534	269%
Repairs & Maintenance				
R&M Graffiti	153	300	-147	51%
R&M Lighting	2,999	1,375	1,624	218%
R&M Other	14,703	10,000	4,703	147%
R&M Roof Repairs	0	1,250	-1,250	0%
Total Repairs & Maintenance	17,855	12,925	4,930	138%
Rubbish Collection	7,350	6,530	820	113%
Security	-171	375	-546	-46%
Water Rates	11,554	6,500	5,054	178%
Total Expense	174,551	169,266	5,285	103%
Net Ordinary Income	-5,285	0	-5,285	100%
Other Income/Expense				
Other Income				
Long Term Maintenance				
LTM Levy	31,500	31,500	0	100%
Bank Interest	7,791	7,791	0	100%
Late Payment Penalties	85	85	0	100%
Total Long Term Maintenance	39,376	39,376	0	100%
Transfer from/(to) LTM Fund	-38,288	-38,288	0	100%
Total Other Income	1,088	1,088	0	100%
Other Expense				
Window & Facade Upgrade Expense				
Trnsf from/(to) Window & Facade	-77,306	-77,306	0	100%
Cladding - Consultants	32,102	32,102	0	100%
Cladding - Contractors	45,204	45,204	0	100%
Total Window & Facade Upgrade Expense	0	0	0	0%
Income Tax Expense	1,088	1,088	0	100%
Total Other Expense	1,088	1,088	0	100%
Net Other Income	0	0	0	0%
Net Income	-5,285	0	-5,285	100%

Hume House Body Corporate No. 83149
Transaction Detail by Account
October 2023 through March 2024

Type	Date	Num	Name	Amount	Balance	Description
BC - Facilities Management						
Bill	1/10/2023	36433	Your Property Matters Ltd	5,349.37	5,349.37	01/10/23 - 31/12/23 Facilities Management Quarterly Fee
Bill	1/01/2024	37134	Your Property Matters Ltd	5,349.37	10,698.74	01/01/24 - 31/03/24 Facilities Management Quarterly Fee
Bill	24/01/2024	37316	Your Property Matters Ltd	251.42	10,950.16	01/01/24 - 31/03/24 Facilities Management Quarterly Fee CPI Adjustment
Total BC - Facilities Management				10,950.16	10,950.16	
BC - Management						
Bill	1/10/2023	36433	Your Property Matters Ltd	6,122.57	6,122.57	01/10/23 - 31/12/23 BC Quarterly Contract Fee
Bill	31/10/2023	36903	Your Property Matters Ltd	292.10	6,414.67	Oct 23 Weatherlight project eg windows/facade
Bill	30/11/2023	37014	Your Property Matters Ltd	194.00	6,598.67	Nov 23 Weatherlight project eg windows/facade
Bill	31/12/2023	37230	Your Property Matters Ltd	23.00	6,621.67	Dec 23 Behaviour issues
Bill	1/01/2024	37134	Your Property Matters Ltd	6,122.57	12,744.24	01/01/24 - 31/03/24 BC Quarterly Contract Fee
Bill	24/01/2024	37316	Your Property Matters Ltd	287.76	13,032.00	01/01/24 - 31/03/24 BC Quarterly Contract Fee CPI Adjustment
Bill	31/01/2024	37377	Your Property Matters Ltd	207.00	13,239.00	Jan 24 Weatherlight project eg windows/facade
Bill	29/02/2024	37516	Your Property Matters Ltd	115.00	13,354.00	Feb 24 Behaviour issues
Total BC - Management				13,354.00	13,354.00	
Building Compliance/WOF						
General Journal	1/10/2023	552R		836.63	836.63	Reverse of GJE 552 - Sep 23 Prepaid 01/10/23 - 31/12/23
Bill	10/10/2023	TW 537974-1	Wellington City Council	870.85	1,707.48	Pre application fee
Bill	1/12/2023	INV-23349	CoveKitchon Compliance	836.63	2,544.11	01/01/24 - 31/03/24 Building Compliance Services
General Journal	31/12/2023	56S		-836.63	1,704.48	Dec 23 Prepaid 01/01/24 - 31/03/24
General Journal	1/01/2024	565R		836.63	2,544.11	Reverse of GJE 565 - Dec 23 Prepaid 01/01/24 - 31/03/24
Bill	1/03/2024	INV-25694	CoveKitchon Compliance	836.63	3,380.74	01/03/24 - 30/06/24 Building Compliance Services
General Journal	31/03/2024	577		-836.63	2,544.11	Mar 24 Prepaid 01/03/24 - 30/06/24
Total Building Compliance/WOF				2,544.11	2,544.11	
Building Wash/Window Clean						
Bill	31/10/2023	INV-69023	Window Cleaning Contractors	9,453.00	9,453.00	Window cleaning, building wash, gutter cleaning & roof treatment.
Total Building Wash/Window Clean				9,453.00	9,453.00	
Common Area Cleaning						
General Journal	1/10/2023	563R		-916.55	-916.55	Reverse of GJE 553 - Sep 23 Accrual
Bill	2/10/2023	INV-0330	Freedom Cleaning Ltd	916.55	0.00	Oct 23 Common area cleaning
Bill	26/10/2023	INV-0341	Freedom Cleaning Ltd	916.55	916.55	Nov 23 Common area cleaning
Bill	26/11/2023	INV-0355	Freedom Cleaning Ltd	916.55	1,833.10	Dec 23 Common area cleaning
Bill	26/12/2023	INV-0370	Freedom Cleaning Ltd	916.55	2,749.65	Jan 24 Common area cleaning
Bill	26/01/2024	INV-0382	Freedom Cleaning Ltd	916.55	3,666.20	Feb 24 Common area cleaning
Bill	26/02/2024	INV-0393	Freedom Cleaning Ltd	916.55	4,582.75	Mar 24 Common area cleaning
Bill	26/03/2024	INV-0406	Freedom Cleaning Ltd	916.55	5,499.30	Mar 24 Common area cleaning
Total Common Area Cleaning				5,499.30	5,499.30	

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Type	Date	Num	Name	Amount	Balance	Description
Common Area Electricity						
General Journal	1/10/2023	664R		-160.00	-160.00	Reverse of GJE 554 - Sep 23 Acc 22/09/23-30/09/23
Bill	25/10/2023	336265582	Genesis Energy	686.80	526.80	22/09/23 - 24/10/23 Estimated reading
Bill	23/11/2023	336847115	Genesis Energy	598.04	1,124.84	25/10/23 - 22/11/23 Estimated reading
Bill	22/12/2023	337433435	Genesis Energy	634.40	1,759.24	23/11/23 - 21/12/23 Actual reading
Bill	31/12/2023	665		810.00	2,569.24	Dec 23 Acc 23/11/23-31/12/23
General Journal	1/01/2024	666R		-810.00	1,759.24	Reverse of GJE 566 - Dec 23 Acc 23/11/23-31/12/23
Bill	25/01/2024	337989013	Genesis Energy	796.56	2,555.80	22/12/23 - 24/01/24 Estimated reading
Bill	33/05/2024	338526970	Genesis Energy	879.89	3,235.69	25/01/24 - 22/02/24 Estimated reading
Bill	25/03/2024	339109916	Genesis Energy	679.89	3,915.58	23/02/24 - 22/03/24 Estimated reading
General Journal	31/03/2024	578		194.25	4,109.83	Mar 24 Acc 23/03/24-31/03/24
				4,109.83	4,109.83	
Total Common Area Electricity						
Disclosure Statement						
Tax Invoice	17/10/2023	5052	09 152 The Terrace Limited	-490.00	-490.00	For Provision of Pre Contract Disclosure Statement re Unit 9
Bill	18/10/2023	36743	Your Property Matters Ltd	690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 9
Adjustment Note	6/11/2023	5054	09 152 The Terrace Limited	690.00	690.00	Reverse duplicated charge: For Provision of Pre Contract Disclosure Statement re Unit 9 issued ...
General Journal	31/12/2023	575		-690.00	0.00	Dec Acc
General Journal	1/01/2024	576R		690.00	690.00	Reverse of GJE 575 - Dec Acc
Tax Invoice	8/01/2024	5140	15 Sirovasto & Margaret Pars...	-690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 15
Bill	10/01/2024	37277	Your Property Matters Ltd	690.00	690.00	For Provision of Pre Contract Disclosure Statement re Unit 15
Tax Invoice	26/01/2024	5142	84 (C) Goran Savic	-690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 84C
Bill	30/01/2024	37336	Your Property Matters Ltd	690.00	690.00	For Provision of Pre Contract Disclosure Statement re Unit 84C
General Journal	31/03/2024	579		-690.00	0.00	Mar 24 Acc
				0.00	0.00	
Total Disclosure Statement						
Fire Systems						
Contracts						
Bill	1/10/2023	50859930	Johnson Controls Australia ...	323.85	323.85	01/10/23 - 31/12/23 Primary Fire System Monitoring
Bill	1/10/2023	53296	Safety First	350.75	674.60	07/08/23 Trial evacuation & drill/raif meeting
Bill	13/10/2023	645496	Engie Services via EQUANS	251.14	925.74	07/09/23 Trial evacuation
Bill	31/10/2023	544259	Engie Services via EQUANS	453.02	1,378.76	05/08/23 - 31/10/23 Preventative maintenance INV DATED 21/08/23
Bill	20/11/2023	549754	Engie Services via EQUANS	453.02	1,831.78	05/11/23 - 31/10/24 Preventative maintenance
Bill	1/01/2024	50867917	Johnson Controls Australia ...	323.85	2,155.63	01/01/24 - 31/03/24 Primary Fire System Monitoring
General Journal	31/03/2024	580		302.01	2,457.64	Mar 24 Acc 01/02/24-31/03/24
				2,457.64	2,457.64	
Total Contracts						
Repairs & Maintenance						
Bill	15/12/2023	551294	Engie Services via EQUANS	199.39	199.39	30/11/23 Defect sprinkler system pressure had dropped, Pumped the pressure back to normal, R...
Bill	20/02/2024	555051	Engie Services via EQUANS	429.39	628.78	10/12/23 Defect sprinkler system pressure had dropped,
Bill	28/02/2024	555975	Engie Services via EQUANS	409.40	1,038.18	Fire alarm defect due to drop in pressure in sprinkler system, Pumped back to installation pressure
Bill	28/02/2024	555957	Engie Services via EQUANS	409.40	1,447.58	Fire alarm defect isolated panel & check for defect. The basement isolated DBA as pressure was...
Bill	7/03/2024	556333	Engie Services via EQUANS	562.14	2,009.72	23/12/23 Small leak from the DBA foot & test valve.
Bill	20/03/2024	INV-21347	Fire Compliance Services Ltd	1,172.02	3,261.74	Undertake repair to existing fire/smoke stop door. Door no longer requires replacement.
				3,261.74	3,261.74	
Total Repairs & Maintenance						
Total Fire Systems						
Health & Safety						
Bill	31/11/2023	36804	Your Property Matters Ltd	115.00	115.00	Renewal of Annual ControlPoint fee 2023 - 2024
Bill	18/12/2023	2623	Goleman Wellington Ltd	730.25	845.25	Height Safety recertification
				845.25	845.25	
Total Health & Safety						

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Type	Date	Num	Name	Amount	Balance	Description
Honorarium						
General Journal	1/10/2023	555R		-2,000.00	-2,000.00	Reverse of GJE 555 – Sep 23 Acc
General Journal	31/12/2023	567		500.00	500.00	Dec 23 Acc
General Journal	1/01/2024	567R		-2,500.00	-2,000.00	Reverse of GJE 567 – Dec 23 Acc
General Journal	31/03/2024	581		3,000.00	1,000.00	Mar 24 Acc
Total Honorarium				1,000.00	1,000.00	
Insurance						
General Journal	1/10/2023	555R		74,486.68	74,486.68	Reverse of GJE 555 – Sep 23 Prepaid 01/10/23-01/04/24
General Journal	31/12/2023	568		-37,243.34	37,243.34	Dec 23 Prepaid 01/01/24 - 01/04/24
General Journal	1/01/2024	568R		37,243.34	74,486.68	Dec 23 Prepaid 01/01/24 - 01/04/24
Total Insurance				74,486.68	74,486.68	
Lift Maintenance Contract						
General Journal	1/10/2023	557R		2,720.69	2,720.69	Reverse of GJE 557 – Sep 23 Prepaid 01/10/23-31/12/23
Bill	11/12/2023	1957494	Otis Elevator Company Ltd	2,828.95	5,549.64	01/01/24 - 31/03/24 Lift maintenance service
Bill	7/03/2024	1969552	Otis Elevator Company Ltd	2,828.95	8,378.59	01/04/24 - 30/06/24 Lift maintenance service
General Journal	31/03/2024	562		-2,828.95	5,549.64	Mar 24 Prepaid 01/04/24-30/06/24
Total Lift Maintenance Contract				5,549.64	5,549.64	
Lift Telephone						
Bill	6/10/2023	429198348	Spark NZ Trading	69.35	69.35	01/10/23 - 30/10/23 ph 473 5810
Bill	6/11/2023	429198348	Spark NZ Trading	69.35	138.70	01/11/23 - 30/11/23 ph 473 5810
Bill	6/12/2023	429198348	Spark NZ Trading	69.35	208.05	01/12/23 - 31/12/23 ph 473 5810
Bill	6/01/2024	429198348	Spark NZ Trading	69.35	277.40	01/01/24 - 31/01/24 ph 473 5810
Bill	6/02/2024	429198348	Spark NZ Trading	69.35	346.75	01/02/24 - 29/02/24 ph 473 5810
Bill	6/03/2024	429198348	Spark NZ Trading	69.35	416.10	01/03/24 - 31/03/24 ph 473 5810
Total Lift Telephone				416.10	416.10	
Professional Services						
Bill	31/10/2023	6161348	Morrison Kent	1,044.41	1,044.41	Oct 23 Storage issue
Bill	31/01/2024	108945.03/3	Holmes NZ LP	2,990.00	4,034.41	14/12/23 - 31/01/24 New windows & Facade repair.
Total Professional Services				4,034.41	4,034.41	
Repairs & Maintenance						
R&M Graffiti						
Bill	31/10/2023	671474	SB Maintenance Ltd	24.15	24.15	17/10/23 Removed graffiti from building
Bill	31/01/2024	671611	SB Maintenance Ltd	128.80	152.95	11/01/24 Removed graffiti from building
Total R&M Graffiti				152.95	152.95	
R&M Lighting						
Bill	21/12/2023	125462	Mainline Electrical (WN) Ltd	343.05	343.05	01/11/23 Replaced 2x lights lift area with LED & light fitting in lift area on Lev 5
Bill	8/12/2023	125698	Mainline Electrical (WN) Ltd	230.46	573.51	07/12/23 Check & replaced downlight outside room A & F with LED
Bill	14/12/2023	125708	Mainline Electrical (WN) Ltd	440.57	1,014.08	13/12/23 Check lights & replaced lights on Lev 4 hallway. Replace new LED fitting south nook.
General Journal	31/12/2023	564		0.01	1,014.09	Small balance write off
Bill	31/01/2024	125910	Mainline Electrical (WN) Ltd	271.52	1,285.61	30/01/24 Check light on Lev 1. Replace LED wall light & replace new fitting on Lev 7S
Bill	8/03/2024	126135	Mainline Electrical (WN) Ltd	717.60	2,003.21	26/02/24 - 27/02/24 Replaced fitting & lights in garage.
Bill	14/03/2024	126150	Mainline Electrical (WN) Ltd	253.00	2,256.21	08/03/24 6 Monthly visual bd checks. Found misc fuse holders are missing to various boards. Du...
Bill	22/03/2024	126163	Mainline Electrical (WN) Ltd	555.68	2,811.89	08/03/24 install LED strip onto plate. Reinstall on site.
Bill	29/03/2024	124218	Mainline Electrical (WN) Ltd	187.11	2,999.00	28/03/24 Check & replaced one downlight on Lev 6 stairwell with LED fitting
Total R&M Lighting				2,999.00	2,999.00	

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Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
R&M Other						
Tax Invoice	2/10/2023	5048	INSURANCE PAINTS REC...	-300.00	-300.00	03/10/2023DIRECT CREDITIAG NEW ZEALANDC0943342NZI Inv02201374025300...
Tax Invoice	3/10/2023	5049	INSURANCE PAINTS REC...	-75.00	-375.00	03/10/2023DIRECT CREDITOFFSHORE MARKET PLACOffshore Mar-Claim Paymen...
Tax Invoice	3/10/2023	5050	INSURANCE PAINTS REC...	-25.00	-400.00	03/10/2023DIRECT CREDITHollandArdo ClaimsPayment-0162CCMA-C0216778525...
Tax Invoice	3/10/2023	5051	INSURANCE PAINTS REC...	-100.00	-500.00	05/10/2023DIRECT CREDITTOBE INSURANCEXIS RumburnsFC0004080985100.00
Bill	11/10/2023	554815	Oris Elevator Company Ltd	353.42	-106.58	02/10/23 Replaced ground floor hall button which is broken.
Tax Invoice	18/10/2023	5053	INSURANCE PAINTS REC...	-270.02	-376.60	IAG NEW ZEALAND C0789890 NZI Ins 0220192294
Bill	27/10/2023	556331	Oris Elevator Company Ltd	696.90	320.30	20/10/23 Duncan & Taylor scheduled painting new fire door on lift plant room isolate lift 2
Bill	15/11/2023	INV-04849	Wellington Abseiling & Main...	1,851.50	2,171.80	Rope access labour per hour, Materials parking sundries
Bill	30/11/2023	455583	Elite Services 2008 Ltd	470.35	2,642.15	Sep 23 Auto door service
Bill	19/12/2023	INV-04885	Wellington Abseiling & Main...	2,139.00	4,781.15	Urgent flashing repair
Bill	31/12/2023	71557	Mike's Glass Ltd	362.25	5,143.40	Apt 33 Resalign sash that wouldnt close
Bill	1/01/2024	INV-12500	In Sink Plumbing Ltd	342.13	5,485.53	Investigate water pump activation in garage. Found no issues with any plumbing utilities in area.
Bill	1/01/2024	INV-12509	In Sink Plumbing Ltd	260.19	5,745.72	Apt E Investigate leak. Found issues on roof with no soaker flashings & bad penetrations. INV D...
Bill	16/01/2024	71705	Mike's Glass Ltd	196.65	5,942.37	Reglaze pane in clear glass.
Tax Invoice	17/01/2024	5141	INSURANCE PAINTS REC...	-809.21	5,133.16	17/01/2024DIRECT CREDITIAG NEW ZEALANDC0859697NZI Inv0220324555
Bill	25/01/2024	461551	Elite Services 2008 Ltd	304.75	5,437.91	Dec 23 Auto door service
Tax Invoice	26/01/2024	5144	INSURANCE PAINTS REC...	-269.74	5,168.17	26/01/2024DIRECT CREDITTOBE INSURANCEINV19749 20%-FC0003919385269.74
Bill	31/01/2024	462074	Elite Services 2008 Ltd	2,734.29	7,902.46	Replace the worn track & wheels for auto door 1 Apt lobby entrance & auto door 2 exit to meeting--
Bill	31/01/2024	462571	Elite Services 2008 Ltd	184.00	8,086.46	Jan 24 Auto & roller door
Bill	31/01/2024	INV-12601	In Sink Plumbing Ltd	2,475.82	10,562.28	Apt E Cowt repair
Tax Invoice	9/02/2024	5145	INSURANCE PAINTS REC...	-163.55	10,398.73	09/02/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore Mar-Claim Paymen...
Tax Invoice	9/02/2024	5146	INSURANCE PAINTS REC...	-218.06	10,180.67	12/02/2024DIRECT CREDITTOBE INSURANCEXIS Inv QBFC0003919385218.06
Tax Invoice	9/02/2024	5147	INSURANCE PAINTS REC...	-54.52	10,126.15	12/02/2024DIRECT CREDITHollandArdo ClaimsPayment-0003CCOM-C01920347554...
Bill	12/02/2024	Insurance Ra...	NZ	809.21	10,935.36	Refund of overpayment insurance settlement
Bill	14/02/2024	00368572	Upland Building Maintenance...	143.75	11,079.11	13/02/24 Bottom weather seal has come loose. Rescrewed the weather seal onto door bottom rail.
Bill	16/02/2024	INV-20408	Duncan Taylor	1,000.00	12,079.11	INS EXCESS J14678 Water damage
Bill	28/02/2024	INV-12795	In Sink Plumbing Ltd	161.00	12,240.11	Water ingress
Bill	29/02/2024	INV-04751	Wellington Abseiling & Main...	993.60	13,233.71	Remedial roof work
Bill	2/03/2024	#713415	Arthur Dolan Maintenance	13,429.21	13,429.21	Make & install new ceiling hatch cover on lev 7
Bill	12/03/2024	Refund	OBIE Insurance	269.74	13,698.95	Refund insurance settlement portion credited to BC-should be Duncan Taylor
Bill	18/03/2024	INV-12733	In Sink Plumbing Ltd	342.13	14,041.08	Apt 34 Investigate skylight leak found membrane has lifted.
Bill	19/03/2024	#713424	Arthur Dolan Maintenance	191.71	14,232.79	Arrange to have custom made & install replacement sign Lev 1
Bill	31/03/2024	466046	Elite Services 2008 Ltd	470.35	14,703.14	Mar 24 Auto & roller door
General Journal	31/03/2024	576		0.01	14,703.15	Small balance write off
Total RAM Other				14,703.15	14,703.15	
Total Repairs & Maintenance				17,855.10	17,855.10	
Rubbish Collection						
Bill	31/10/2023	IAC6950721	Waste Management NZ Ltd	1,104.14	1,104.14	Oct 23 Rubbish removal
Bill	24/11/2023	IAC5689526	Waste Management NZ Ltd	628.52	1,730.66	Balance of this invoice which was credited against CR460286 6/01/23 in error
Bill	30/11/2023	IAC7084770	Waste Management NZ Ltd	1,104.14	2,834.80	Nov 23 Rubbish removal
General Journal	31/12/2023	569		1,104.14	3,938.94	Dec 23 Acc
General Journal	1/01/2024	IAC7183223	Waste Management NZ Ltd	-1,104.14	2,834.80	Reverse of GJE 569 - Dec 23 Acc
Bill	1/01/2024	IAC7183223	Waste Management NZ Ltd	1,104.14	3,938.94	Dec 23 Rubbish removal INV DATED 31/12/23
Bill	31/01/2024	IAC7385026	Waste Management NZ Ltd	1,137.12	5,076.06	Jan 24 Rubbish removal
Bill	29/02/2024	IAC7481510	Waste Management NZ Ltd	1,137.12	6,213.18	Feb 24 Rubbish removal
Bill	31/03/2024	IAC7755546	Waste Management NZ Ltd	1,137.12	7,350.30	Mar 24 Rubbish removal
Total Rubbish Collection				7,350.30	7,350.30	

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Type	Date	Num	Name	Amount	Balance	Description
Security						
Tax Invoice	31/01/2024	5143	Emerg NZ	-57.00	-57.00	Onchange for \$57.00 incl GST for a 1 x job purchase and send it to Vicki at Vicki.Dalton@emerge...
Tax Invoice	20/02/2024	5148	13 George Ingram Family Tr...	-114.00	-171.00	Onchange \$114.00 to Unit 13s (George Pearson) levy account for 2 x job #30092 and #30093.
Total Security				-171.00	-171.00	
Water Rates						
General Journal	1/10/2023	558R		-1,207.27	-1,207.27	Reverse of GJE 558 -- Sep 23 Acc 10/08/23-30/09/23
Bill	31/10/2023	1184602	Wellington City Council	3,185.33	1,978.06	06/08/23 - 04/10/23 Water rates
General Journal	31/12/2023	570		4,948.64	6,926.70	Dec 23 Acc 05/10/23-31/12/23
Bill	31/12/2023	1184602	Wellington City Council	2,991.95	9,918.65	04/10/23 - 06/12/23 Water rates
General Journal	1/01/2024	570R		-4,948.64	4,970.01	Reverse of GJE 570 -- Dec 23 Acc 05/10/23-31/12/23
Bill	29/02/2024	1184602	Wellington City Council	3,721.66	8,691.67	06/12/23 - 09/02/24 Water rates
General Journal	31/03/2024	583		2,862.82	11,554.49	Mar 24 Acc 10/02/24-31/03/24
Total Water Rates				11,554.49	11,554.49	
Window & Facade Upgrade Expense						
Trnsf from/(to) Window & Facade						
General Journal	31/12/2023	574		-29,707.28	-29,707.28	Dec 23 Trnsf to Fund
General Journal	31/03/2024	585		-47,305.78	-77,305.78	Mar 24 Trnsf to Fund
Total Trnsf from/(to) Window & Facade				-77,305.78	-77,305.78	
Cladding - Consultants						
Bill	1/10/2023	PP 01.02.011...	Proviso Projects	1,449.00	1,449.00	Aug 23 Window Refurbishment Project INV DATED 06/09/23
Bill	1/10/2023	10102023	Proviso Projects	6,477.26	7,926.26	Sep 23 Payment claim - Facade works project
Bill	1/10/2023	WINTER067...	Rawlinsons	3,723.13	11,649.39	Aug 23 & Sep 23 Preparation of Concept Estimate for Hume House facade works special project
Bill	10/11/2023	PP 01.02.011...	Proviso Projects	1,952.50	13,201.89	Sep 23 Window Refurbishment Project
Bill	10/11/2023	PP 01.02.011...	Proviso Projects	3,208.50	16,410.39	Oct 23 Window Refurbishment Project
Bill	30/11/2023	WINTER067...	Rawlinsons	4,053.75	20,464.14	Aug - Nov 23 General billable. Preparation of Preliminary estimate.
Bill	30/11/2023	WINTER067...	Rawlinsons	1,509.38	21,973.52	Aug 23 General billable. Preparation of Preliminary estimate.
Bill	11/12/2023	PP 01.02.011...	Proviso Projects	2,898.00	24,871.52	Nov 23 Window Refurbishment Project
Bill	27/02/2024	21979	Clendon Burns & Park Ltd	1,150.00	26,021.52	Exterior refurb & windows
Bill	29/02/2024	WINTER067...	Rawlinsons	905.62	26,927.14	Aug 23 - Feb 24 General billable - less previous charge. Preparation of Preliminary estimate
Bill	4/03/2024	INV-0003	Proviso Projects	5,175.00	32,102.14	Dec 23 - Feb 24 Refurbishment project
Total Cladding - Consultants				32,102.14	32,102.14	
Cladding - Contractors						
Bill	1/10/2023	1004590	Interact Architects Ltd	2,854.88	2,854.88	Progress claim on Developed Design package INV DATED 30/09/23
Bill	30/11/2023	1004662	Interact Architects Ltd	3,480.26	6,345.14	Progress claim on Developed Design package INV DATED 30/09/23
Bill	31/12/2023	1004690	Interact Architects Ltd	11,270.00	17,615.14	Progress claim on Developed Design package
Bill	31/01/2024	1004723	Interact Architects Ltd	13,800.00	31,415.14	Progress claim on Developed Design package
Bill	29/02/2024	1004757	Interact Architects Ltd	13,788.50	45,203.64	Progress claim on Developed Design package
Total Cladding - Contractors				45,203.64	45,203.64	
Total Window & Facade Upgrade Expense				0.00	0.00	
Income Tax Expense						
General Journal	1/10/2023	558R		-938.15	-938.15	Reverse of GJE 558 -- Sep 23 Period end tax acc
General Journal	31/12/2023	571		972.09	33.94	Dec 23 Period end tax acc
General Journal	1/01/2024	571R		-938.15	Reve of GJE 571 -- Dec 23 Period end tax acc	
General Journal	31/03/2024	586		2,025.69	1,087.54	Mar 24 Period end tax acc
Total Income Tax Expense				1,087.54	1,087.54	
TOTAL				175,638.29	175,638.29	

