



23rd October 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

Please note:

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

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

We look forward to seeing you at the meeting.

Regards,

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

Dricky Croucamp
Your Property Matters Limited
Body Corporate Manager 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
Thursday 31st October 2024 at 12:00 noon**

AGENDA

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

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

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

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

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

Friday 14 Feb-25	12:00	Q1
Friday 2 May-25	12:00	Q2
Friday 22 Aug-25	12:00	Q3
 - b. YPM whakahoki kōrero
 - c. Nominations for Chair and Committee
 - d. YPM fee for ex-contract work

- 6. General Business**



**MINUTES OF
HUME HOUSE BODY CORPORATE 83149
MANAGEMENT COMMITTEE MEETING
Conducted via Zoom on
Friday 9 August 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)
Linley Caudwell
Brendan Ralph

Dricky Croucamp - YPM

1.2 Apologies

Ben Pearson

1.3 Quorum

A quorum of 3 was present and the meeting proceeded.

1.4 Conflict of Interest

None declared.

2.0 Previous minutes

Moved: By Ordinary Resolution that the Minutes of the BCMC Meeting of 23 April 2024 be accepted as a true version of proceedings.

Linley/Chair/carried

Matters arising not covered elsewhere:
None.

3.0 Facilities Management Report

3.1 The Facilities Management report

The report was taken as read.

3.2 Health and Safety

There have been no accidents, incidents or near misses to report.

A concern was raised about more urgent window repairs while the project options are being discussed. The committee concluded it is the responsibility of each unit owner to ensure a safe environment for their tenants.

4.0 Financial Report

4.1 Financial Statements

Dricky spoke to the Financial Statements for the period 1 October 2023 to 30 June 2024.

Linley raised a question regarding the number of insurance claims for water leaks due to faulty washing machines. YPM to investigate whether this is a shared fault or coincidence. If it is a shared issue, all owners will be notified to check.

Action: YPM (Dricky)

Post meeting note:

The were no claims for water leaks due to washing machines during the period. There was one claim in 2022 and one in 2023.

The line items on the account for “Professional Services” should be transferred to the project.

Action: YPM (Callan)

Moved: By Ordinary Resolution that the Financial Statements for the period 1 October 2023 to 30 June 2024 be approved.

Brendan/Chair/Carried

5.0 Administrative issues

5.1 Meeting Scheduling

Geoff is in the process of scheduling the next meetings. Notification will be sent out.

5.2 Whakahoki Kōrero

Nothing noted.

6.0 General Business

6.1 Palestine Flag

The Chair has not seen it and would like a picture.

Action: YPM (Dricky)

Post meeting note:

The image has been sent to the Chair.

6.2 Safety Sensor to Meetings on The Terrace

It was discussed whether this would be a Body Corporate cost or for the unit owner. No further quotations are required as Elite does all the door maintenance for the building.

Action: YPM (Dricky)

Post meeting note:

This is a Body Corporate cost as confirmed by Geoff (YPM).

6.3 Unit 84C – Measurements

The owner has done his own measurements of the apartment and advised that it is smaller than what is indicated on the Unit Title Plan. He advised that this is because the unit was measured at an incorrect height. He supplied supporting documents, stating that the measurements should be done at a specific height. His unit is next to some common areas. The Committee decided that he is welcome to obtain a report from a professional surveyor at his own cost. Options would be considered by the Committee upon receipt of the report.

6.4 Cameras

There are instances of reoccurring graffiti in the lift. The Committee decided that it would not be practical to have a camera installed in the lift due to cost and advice from installers.

The key for the downstairs door is not working. It was changed and now someone has issues getting in. He will be advised to contact YPM directly.

The cost for fire engineering works on the YPM website is now incorrect as the cost has decreased in the detailed planning. The work still needs to be done but the cost quoted there is no longer correct.

Action: YPM (Dricky)

The Chair will provide the new cost and get YPM to upload to the web.

The different options of the Windows & Façade project were briefly discussed. Charging of interest on overdue levy accounts will be added as a resolution at the next EGM if relevant.

There being no further business, the meeting closed at 1:14pm.



**FACILITIES MANAGEMENT REPORT
FOR THE BODY CORPORATE COMMITTEE OF
HUME HOUSE BC 83149
1 August 2024 – 22 October 2024**

INSURANCE:

Broker: Gallagher

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

Expires: 1 April 2025

1 August 2024 – 22 October 2024

- Flag Painted on Annex Roof (#C1092304) – it was reported in August 2024 that an unknown person(s) had painted a Palestine flag on the annex roof tiles. An insurance claim has been lodged, accepted and an Assessor appointed. Duncan & Taylor were engaged to paint over it and this work was completed in September 2024. The Body Corporate was offered to seal and paint the entire North wall while the scaffolding was up however due to the cost, the Body Corporate decided not to proceed with that option. There has been no evidence of access gained via the roof however the padlock codes have been changed as a precaution.
- Unit G – earthquake damage – this Owner reported in October 2024 that her bathroom tiles and a window pane were damaged as a result of the 6 October 2024 earthquake. An insurance claim was lodged and an Assessor has been appointed. The Assessor is due to complete a site visit to assess the damage and determine if the claim is accepted. Unit G was the only Unit to report damage. Please note the excess for an earthquake claim is \$500.00 x 42 Units = \$21,000.00 incl GST payable by the Body Corporate. The Tenant was afraid the window would fall out so urgent temporary repairs were completed by Mike’s Glass with the windowpane to be replaced shortly.

13 April 2024 – 31 July 2024

- Unit 34 – water ingress in the bedroom reported on 20 November 2023 (#C01005195) during strong winds. Wellington Abseiling & Maintenance were engaged to carry out repairs under warranty. An insurance claim has been lodged, accepted and an Assessor has been appointed. Duncan & Taylor completed repairs in April 2024. Settlement received and the claim has been closed.
- 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 under warranty. The Owner confirmed there was damage in the skylight well. An insurance claim has been lodged and an Assessor has been appointed. Duncan & Taylor completed repairs in April 2024. Settlement received and the claim has been closed.
- Meetings on the Terrace, Canopy Glass Broken – it was reported on 14 May 2024 that the canopy glass was broken (#C1065737/FA260340). The cause was traced to Unit F as fragments of the glass from their window were on the canopy. An insurance claim was lodged and accepted. Mike’s Glass was engaged and carried out repairs. Settlement received and the claim has been closed.

**CLEANING, Common Area:****Freedom Cleaning****1 August 2024 – 22 October 2024**

- Nothing to report during this reporting period.

13 April 2024 – 31 July 2024

- Freedom Cleaning completed the garage and rubbish bin clean and removed vomit from the Level 1 stairwell.

ELECTRICITY**Genesis
Mainline Electrical****1 August 2024 – 22 October 2024**

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

13 April 2024 – 31 July 2024

- Mainline Electrical completed the upgrade of the five internal sub boards (leaving the existing frame in June 2024).
- Mainline Electrical completed various light replacements during this reporting period.

FIRE COMPLIANCE**Equans NZ Limited
Johnson Controls (formerly ADT Fire
Monitoring)****1 August 2024 – 22 October 2024**

- Equans completed preventative maintenance during this reporting period.
- Equans are due to replace the fire panel's triangle lock due to wear and tear.
- Fire Compliance Services completed the passive fire works during this reporting period.

13 April 2024 – 31 July 2024

- Equans completed the Annual Fire Alarm Survey and Biennial Sprinkler Survey on 28 May 2024.
- Equans completed preventative maintenance during this reporting period.
- Fire Compliance Services completed the passive fire works during this reporting period.

BUILDING WARRANT OF FITNESS (BWOFF)**Cove Compliance** (formerly CoveKinloch Wellington Limited)**Expires: 9 July 2025****1 August 2024 – 22 October 2024**

- Trial Evacuations – Safety First carried out the trial evacuation on 9 September 2024. A very good evacuation with just some items to note and an email was sent to All Owners and Property Managers informing them of the findings and asking them to advise their Tenant(s) if applicable.

13 April 2024 – 31 July 2024

- CoveKinloch completed the Annual Compliance Survey on 28 May 2024.
- The BWOFF has been reissued, expires 9 July 2025.

RUBBISH COLLECTION:**Waste Management NZ Limited****1 August 2024 – 22 October 2024**

- Junk Trackers attended site to remove oversized items left in common areas during this reporting period, at additional cost to the Body Corporate. An email was sent to All Owners and Property Managers reminding them this behaviour is prohibited.

13 April 2024 – 31 July 2024

- Junk Trackers attended site to remove abandoned items stored in common areas during this reporting period, at additional cost to the Body Corporate.

LIFT MAINTENANCE:**Otis Elevator Company Limited****1 August 2024 – 22 October 2024**

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

13 April 2024 – 31 July 2024

- Scheduled lift maintenance was carried out by Otis during this reporting period.
- Level 1, Hall Button – it was reported on 21 April 2024 that the Level 1 hall button was faulty. Otis were engaged and fixed.
- Lift #1 (left) – it was reported on 9 May 2024 that lift #1 was not stopping flush with the floor. Otis were engaged and fixed.
- Condition Report – in June 2024 as part of Otis' 150th Anniversary, they are offering a complimentary no-obligation condition report. The report gives a view of the current level of maintenance and lift condition. The offer has been emailed to the Chair for review. YPM are awaiting a response however, it may be worth holding off completing any condition report until funds allow for any possible repairs required.
- Lift #1 (left) – it was reported on 8 July 2024 that lift #1 was not working when being called to the lobby. Otis were engaged and fixed.

SECURITY ACCESS:

CSINZ

DOORS Mechanical/Electrical (Main Lobbies):

Elite Services

1 August 2024 – 22 October 2024

- Elite Services completed preventative maintenance during this reporting period.
- Lobby Door Safety Sensor, Meetings on the Terrace – during a recent preventative maintenance visit, Elite Services discovered the safety sensor on the lobby door at Meeting on the Terrace was faulty and needed to be replaced. Elite Services completed this in August 2024.

13 April 2024 – 31 July 2024

- Elite Services completed preventative maintenance during this reporting period.
- Lobby Door Safety Sensor, Meetings on the Terrace – during a recent preventative maintenance visit, Elite Services discovered the safety sensor on the lobby door at Meeting on the Terrace was faulty and needed to be replaced. The Chair has been advised and awaiting confirmation if this cost is to be oncharged or is a Body Corporate cost.

GENERAL:**1 August 2024 – 22 October 2024**Building/Window/Gutter/Moss Clean - Annual

Window Cleaning Contractors are due to complete the Annual Building/Window/Gutter/Moss Clean on 29 October 2024.

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. As YPM understands it the lift emergency button is affected by the change. The fire alarm system, security system and the CCTV system are all unaffected. Otis' investigated installing a Permaconn or 4G module is required, also due to the age of the two lifts, the auto diallers also needed to be upgraded. YPM negotiated the cost to install a cellular gateway and replace the auto-diallers with an ongoing monthly fee of \$31.00 +GST per lift per month down from \$7,791.82 +GST to \$5,848.21 incl GST and it was completed in September 2024.

CCTV – Additional Cameras, Level 1 Stairwell

In May 2024 the Chair requested quotes to install CCTV cameras in the lifts and in the Level 1 stairwell. Prosecure (the company that installed the new CCTV system) and Alpha NZ were approached to quote. Prosecure provided their quote which has been sent to the Chair for review. Alpha NZ advised that unless they had a positive chance of winning the business they would prefer not to quote for the Body Corporate. The Body Corporate discussed the option and decided not to proceed with any additional cameras.



Fibre Installation

Unit 8 – the Owner of Unit 8 has requested fibre to be installed in his Apartment. The process is for YPM (on behalf of the Body Corporate) to review Chorus’ installation plan and approve before works can begin. YPM is still awaiting receipt of that plan so approval has not yet been given.

Gardening

Nothing to report during this reporting period.

General Maintenance

Nothing to report during this reporting period.

Graffiti

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

Ladder Installation, Level 7

Goodall Metalworks completed the installation of the Level 7 Northern wall ladder in August 2024.

Roof Padlock Code Change

Although no evidence to suggest unauthorised access was gained to the roof to paint the flag on the annex roof tiles, as a precautionary measure the roof padlock codes were changed in August 2024.

Safety Anchor – Annual Inspection

Goleman are due to complete the Annual Safety Anchor inspection in November 2024.

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.

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

Louise Jago

Body Corporate Facilities Manager

Your Property Matters Limited

Service Providers:

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



HUME HOUSE BODY CORPORATE No. 83149

FINANCIAL STATEMENTS AND COMMENTARY

FOR THE YEAR 1 OCTOBER 2023 TO 30 SEPTEMBER 2024

CONTENTS

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Levy Schedule for the Proposed 2025 Budget

Long Term Maintenance Plan

HUME HOUSE BODY CORPORATE No. 83149
FINANCIAL REPORT: 1 OCTOBER 2023 to 30 SEPTEMBER 2024

1. Financial Accounts

The Body Corporate's Statement of Financial Performance for the year 1 October 2023 to 30 September 2024 and Financial Position as at 30 September 2024 are attached. Also attached is a variance analysis against budget for the year.

These show a deficit from routine operations for the year of \$40,505 compared to a break even budget. Net Other Income was from the Substation Lease. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Income
(Deficit)/Surplus	(\$40,505)	\$1,599	(\$38,906)

As at 30 September 2024 total Long Term Maintenance Fund was \$261,924 and Windows & Facade Upgrade Fund was \$59,584. Total Equity as a Contingency Fund was negative \$12,338.

The Long Term Maintenance Fund was made up as follows:

	30 September 2024	30 September 2023
Opening balance	\$189,456	\$185,469
<i>Add/(Less)</i>		
LTM Expenditure for the Year	-	(\$65,705)
LTM Levy	\$63,000	\$64,750
Interest Net of Tax	\$9,162	\$4,037
Other	\$306	\$904
Rounding	(\$1)	\$1
Closing balance	\$261,924	\$189,456

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

	30 September 2024	30 September 2023
Opening Balance	\$229,863	\$300,000
<i>Add/(Less)</i>		
Windows & Facade Expenditure for the Year	(\$170,278)	(\$70,137)
Rounding	(\$1)	-
Closing balance	\$59,584	\$229,863

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

	30 September 2024	30 September 2023
Opening balance	\$26,568	\$23,247
Net (Deficit)/Surplus	(\$38,906)	\$3,321
Closing balance (Deficit)/Surplus	(\$12,338)	\$26,568



2. Accounts Receivable & Payable

Listings of receivable and payable balances as at 30 September 2024 are attached.

Regarding receivables: As at 30 September the net receivable balance was \$20,980 in credit. This was made up of total credit balances of \$24,740 being levies paid in advance and total debit balances of \$3,760 being levies and on charges in arrears.

Regarding payables: As at 30 September the payable balance was \$18,728. These were manageable within normal commercial payment terms.

3. Cash Position

As at 30 September 2024 the Body Corporate had \$246,969 cash on hand of which \$204,503 was held in interest earning accounts.

4. Variance Analysis

A variance analysis against budget for the year 1 October 2023 to 30 September 2024 is attached. The budget approved at the 2023 AGM was effective from 1 January 2024. Routine expenditure was 12% or \$40,505 over budget. Variances of note were:

- Total Fire Systems (+\$12,714). Includes \$9,200 for flow test from sprinkler control valves.
- Insurance (-\$4,210).
- Lift Maintenance Contract (+\$5,089). Includes the upgrade of emergency phones for \$5,848.
- Total Repairs & Maintenance (+\$4,567). Includes upgrade of internal sub boards for \$3,962.
- Security (+\$5,756). Includes \$6,476 for CCTV installation.
- Water rates (+\$9,843). Issues at WCC Water have resulted in erratic and late water use reading. It appears that previous estimates were too low. WCC water charge has increased 34% per cubic meter.

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 2025 Budget

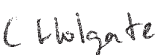
Attached, is the proposed budget and levy schedule for 2025 for consideration by the Committee prior to the forthcoming AGM. The proposed budget of \$468,800 represents an increase of 12.6% or \$52,436 from the previous year's budget.

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 deficit for the year. The cash position was healthy but the equity position was negative.


Callan Holgate
Body Corporate Accountant
Your Property Matters Ltd

16 October 2024

4:46 PM
16/10/24
Accrual Basis

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

	Oct 23 - Sep 24	Oct 22 - Sep 23
Ordinary Income/Expense		
Income		
Body Corporate Levies	345,948	317,865
Total Income	345,948	317,865
Expense		
BC - Facilities Management	22,152	21,038
BC - Management	26,899	25,096
Building Compliance/WOF	6,589	3,678
Building Wash/Window Clean	9,453	9,139
Common Area Cleaning	11,344	11,286
Common Area Electricity	8,399	7,294
Fire Systems		
Contracts	6,922	5,464
Repairs & Maintenance	16,167	11,311
Total Fire Systems	23,089	16,775
Health & Safety	845	840
Honorary	2,000	2,000
Insurance	176,766	152,934
Insurance Valuation	1,438	0
Lift Maintenance Contract	17,964	13,969
Lift Telephone	840	779
Professional Services	2,851	1,164
Repairs & Maintenance		
R&M Graffiti	573	652
R&M Lighting	7,920	5,816
R&M Other	20,867	16,783
R&M Roof Repairs	1,056	1,646
Total Repairs & Maintenance	30,417	24,898
Rubbish Collection	15,182	11,857
Security	6,381	256
Water Rates	23,843	17,226
Total Expense	386,453	320,228
Net Ordinary Income	-40,505	-2,363
Other Income/Expense		
Other Income		
Special Levy Windows & Facade	0	300,000
Long Term Maintenance		
LTM Levy	63,000	64,750
Bank Interest	12,365	5,240
Late Payment Penalties	306	904
Total Long Term Maintenance	75,671	70,894
Transfer from/(to) LTM Fund	-72,468	-3,987
Trnsf from/(to) Window & Facade	170,278	-229,863
Prior Period Deficit Clawback	0	4,084
Substation Lease	1,599	1,599
Total Other Income	175,081	142,729
Other Expense		
Window & Facade Upgrade Expense		
Cladding - Consultants	94,479	55,803
Cladding - Contractors	75,799	14,335
Total Window & Facade Upgrade Expense	170,278	70,137
Long-Term Maintenance		
LTM - Roof Contractor	0	65,705
Total Long-Term Maintenance	0	65,705
Income Tax Expense	3,203	1,203
Total Other Expense	173,481	137,045
Net Other Income	1,599	5,683
Net Income	-38,906	3,321

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16/10/24
Accrual Basis

Hume House Body Corporate No. 83149
Statement of Financial Position
As of September 30, 2024

	<u>Sep 30, 24</u>	<u>Sep 30, 23</u>
ASSETS		
Current Assets		
Chequing/Savings		
Westpac Current Account (00)	42,466	64,198
Westpac Online Bonus Saver (26)	133,497	325,332
Westpac Savings Account (17)	71,006	2,916
Total Chequing/Savings	<u>246,969</u>	<u>392,446</u>
Accounts Receivable		
Accounts Receivable	-20,980	-15,460
Total Accounts Receivable	<u>-20,980</u>	<u>-15,460</u>
Other Current Assets		
Accounts Rec Other Disclosure Statement	690	0
Total Accounts Rec Other	<u>690</u>	<u>0</u>
Prepaid Expenses	6,359	6,092
Prepaid Insurance	102,279	74,487
Taxation Refund Receivable	650	144
Total Other Current Assets	<u>109,979</u>	<u>80,723</u>
Total Current Assets	<u>335,968</u>	<u>457,709</u>
TOTAL ASSETS	<u>335,968</u>	<u>457,709</u>
LIABILITIES		
Current Liabilities		
Accounts Payable		
Accounts Payable	18,728	7,039
Total Accounts Payable	<u>18,728</u>	<u>7,039</u>
Other Current Liabilities		
Accounts Payable Other		
General	3,570	2,284
Honorarium	4,500	2,500
Total Accounts Payable Other	<u>8,070</u>	<u>4,784</u>
Total Other Current Liabilities	<u>8,070</u>	<u>4,784</u>
Total Current Liabilities	<u>26,798</u>	<u>11,823</u>
Long Term Liabilities		
Windows & Facade Upgrade Fund	59,584	229,863
Long Term Maintenance Fund	261,924	189,456
Total Long Term Liabilities	<u>321,508</u>	<u>419,319</u>
TOTAL LIABILITIES	<u>348,306</u>	<u>431,141</u>
NET ASSETS	<u>-12,338</u>	<u>26,568</u>
EQUITY		
Opening Balance	26,568	23,247
Net Income	-38,906	3,321
TOTAL EQUITY	<u>-12,338</u>	<u>26,568</u>

4:47 PM

16/10/24

Hume House Body Corporate No. 83149 Accounts Receivable Balance Summary

Please note a (-) sign denotes levies paid in advance

	<u>Sep 30, 24</u>
Wgtn Electricity Lines Ltd(mail invoice)	1,599.21
30 Nicola Jane Earnshaw	899.80
25 L Yap	506.89
08 Deong Bo Ding	491.71
27 L Yap	260.49
31 B & M Pearson Family Trust	1.86
84 (C) Goran Savic	-0.07
82 (E) Abdul Malik	-0.31
28 Suzanne Gabrielle Goodhue	-26.44
19 ROMA JAD Limited	-98.31
80 (G) KG Trust	-1,031.23
02 J Colenso & R Kim	-1,621.74
07 Malcom Hodge & Moana Meyer	-1,790.37
06 L Caudwell	-2,608.52
81 (F) Dunvegan Trust (No statements)	-2,834.40
22 Mark Hashimoto (Email only)	-3,000.00
85 (B) R & J McMillen (Email only)	-3,468.31
09 152 The Terrace Limited	-3,588.01
14 Will & Hyper Ltd	-4,672.57
TOTAL	<u>-20,980.32</u>

4:48 PM

16/10/24

Hume House Body Corporate No. 83149
Accounts Payable Balance Summary
As of September 30, 2024

	<u>Sep 30, 24</u>
Elite Services 2008 Ltd	184.00
Focus Projects Limited	4,218.02
Freedom Cleaning Ltd	916.55
Genesis Energy	656.39
JB Morrison - Lawyers	1,806.94
Mainline Electrical (WN) Ltd	190.56
Otis Elevator Company Ltd	8,677.16
Safety First	350.75
SB Maintenance Ltd	225.00
Waste Management NZ Ltd	1,180.27
Your Property Matters Ltd	322.00
TOTAL	<u>18,727.64</u>

Hume House Body Corporate No. 83149

Variance Analysis

October 2023 through September 2024

	Oct 23 - Sep 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Body Corporate Levies	345,948	345,948	0	100%
Total Income	345,948	345,948	0	100%
Expense				
Bank Fees	0	50	-50	0%
BC - Facilities Management	22,152	22,040	112	101%
BC - Management	26,899	26,273	627	102%
Building Compliance/WOF	6,589	4,279	2,310	154%
Building Wash/Window Clean	9,453	8,750	703	108%
Common Area Cleaning	11,344	12,000	-656	95%
Common Area Electricity	8,399	7,425	974	113%
Fire Systems				
Contracts	6,922	4,875	2,047	142%
Repairs & Maintenance	16,167	5,500	10,667	294%
Total Fire Systems	23,089	10,375	12,714	223%
Health & Safety	845	875	-30	97%
Honorarium	2,000	2,000	0	100%
Insurance	176,766	180,976	-4,210	98%
Insurance Valuation	1,438	325	1,113	442%
Lift Maintenance Contract	17,964	12,875	5,089	140%
Lift Telephone	840	825	15	102%
Professional Services	2,851	3,000	-149	95%
Repairs & Maintenance				
R&M Graffiti	573	600	-27	96%
R&M Lighting	7,920	2,750	5,170	288%
R&M Other	20,867	20,000	867	104%
R&M Roof Repairs	1,056	2,500	-1,444	42%
Total Repairs & Maintenance	30,417	25,850	4,567	118%
Rubbish Collection	15,182	13,405	1,777	113%
Security	6,381	625	5,756	1,021%
Water Rates	23,843	14,000	9,843	170%
Total Expense	386,453	345,948	40,505	112%
Net Ordinary Income	-40,505	0	-40,505	100%
Other Income/Expense				
Other Income				
Long Term Maintenance				
LTM Levy	63,000	63,000	0	100%
Bank Interest	12,365	12,365	0	100%
Late Payment Penalties	306	306	0	100%
Total Long Term Maintenance	75,671	75,671	0	100%
Transfer from/(to) LTM Fund	-72,468	-72,468	0	100%
Trnsf from/(to) Window & Facade	170,278	170,278	0	100%
Substation Lease	1,599	1,599	0	100%
Total Other Income	175,081	175,081	0	100%
Other Expense				
Window & Facade Upgrade Expense				
Cladding - Consultants	94,479	94,479	0	100%
Cladding - Contractors	75,799	75,799	0	100%
Total Window & Facade Upgrade Expense	170,278	170,278	0	100%
Income Tax Expense	3,203	3,203	0	100%
Total Other Expense	173,481	173,481	0	100%
Net Other Income	1,599	1,599	0	100%
Net Income	-38,906	1,599	-40,505	-2,433%

Hume House Body Corporate No. 83149
 Transaction Detail by Account
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Accrual Basis

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
Bill	1/04/2024	37656	Your Property Matters Ltd	5,600.80	16,550.96	01/04/24 - 30/06/24 Facilities Management Quarterly Fee
Bill	1/07/2024	38207	Your Property Matters Ltd	5,600.80	22,151.76	01/07/24 - 30/09/24 Facilities Management Quarterly Fee
				22,151.76	22,151.76	
Total BC - Facilities Management						
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 Management Fee
Bill	31/10/2023	36903	Your Property Matters Ltd	292.10	6,414.67	Oct 23 Weatheright project eg windows/facade
Bill	30/11/2023	37014	Your Property Matters Ltd	184.00	6,598.67	Nov 23 Weatheright 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 Management Fee
Bill	24/01/2024	37316	Your Property Matters Ltd	287.76	13,032.00	01/01/24 - 31/03/24 BC Quarterly Management Fee CPI Adjustment
Bill	31/01/2024	37377	Your Property Matters Ltd	207.00	13,239.00	Jan 24 Weatheright project eg windows/facade
Bill	29/02/2024	37518	Your Property Matters Ltd	115.00	13,354.00	Feb 24 Behaviour issues
Bill	31/03/2024	37759	Your Property Matters Ltd	92.00	13,446.00	Mar 24 Weatheright project eg windows/facade
Bill	1/04/2024	37656	Your Property Matters Ltd	6,410.33	19,856.33	01/04/24 - 30/06/24 BC Quarterly Management Fee
Bill	31/05/2024	38055	Your Property Matters Ltd	195.50	20,051.83	May 24 Behaviour issues
Bill	30/06/2024	38320	Your Property Matters Ltd	57.50	20,109.33	Jun 24 Behaviour issues
Bill	1/07/2024	38207	Your Property Matters Ltd	6,410.33	26,519.66	01/07/24 - 30/09/24 BC Quarterly Management Fee
Bill	31/07/2024	38486	Your Property Matters Ltd	46.00	26,565.66	Jul 24 Weatheright project eg windows/facade
Bill	31/08/2024	38613	Your Property Matters Ltd	11.50	26,577.16	Aug 24 Debt collection
Bill	30/09/2024	38844	Your Property Matters Ltd	322.00	26,899.16	Sep 24 Weatheright project eg windows/facade
				26,899.16	26,899.16	
Total BC - Management						
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	CoveKinloch Compliance	836.63	2,544.11	01/01/24 - 31/03/24 Building Compliance Services
General Journal	31/12/2023	565		-839.63	1,704.48	Dec 23 Prepaid 01/01/24 - 31/03/24
General Journal	1/01/2024	565R		839.63	2,544.11	Reverse of GJE 565 -- Dec 23 Prepaid 01/01/24 - 31/03/24
Bill	1/03/2024	INV-25694	CoveKinloch Compliance	836.63	3,380.74	01/04/24 - 30/06/24 Building Compliance Services
General Journal	31/03/2024	577		-836.63	2,544.11	Mar 24 Prepaid 01/04/24 - 30/06/24
General Journal	1/04/2024	577R		836.63	3,380.74	Reverse of GJE 577 -- Mar 24 Prepaid 01/04/24 - 30/06/24
Bill	31/05/2024	INV-28045	CoveKinloch Compliance	564.25	3,944.99	Apt 34 Fire sprinkler systems isolate systems. Installing plastic guard. Left a new excutcheon p..
Bill	1/06/2024	INV-28127	CoveKinloch Compliance	836.63	4,781.62	01/07/24 - 30/09/24 Building Compliance Services
Credit	11/06/2024	CN-28560	CoveKinloch Compliance	-564.25	4,217.37	Apt 34 Isolate Apt 34 re: INV-28045
Bill	15/06/2024	TW 28377-23	Wellington City Council	325.00	4,542.37	Administration fee
General Journal	30/06/2024	592		-836.63	3,705.74	Jun 24 Prepaid 01/07/24 - 30/09/24
General Journal	1/07/2024	592R		836.63	4,542.37	Reverse of GJE 592 -- Jun 24 Prepaid 01/07/24 - 30/09/24
Bill	7/08/2024	INV-819	Goodall Metalworks Limited	2,047.00	6,589.37	Measure, fabricate, powder coat & install wall mounted ladder
Bill	1/09/2024	INV-30510	CoveKinloch Compliance	836.63	7,426.00	01/10/24 - 31/12/24 Building Compliance Services
General Journal	30/09/2024	605		-836.63	6,589.37	Sep 24 Prepaid 01/10/24 - 31/12/24
				6,589.37	6,589.37	
Total Building Compliance/WOF						
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
				9,453.00	9,453.00	
Total Building Wash/Window Clean						

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Type	Date	Num	Name	Amount	Balance	Description
Common Area Cleaning						
General Journal	1/10/2023	553R		-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-0408	Freedom Cleaning Ltd	916.55	5,499.30	Apr 24 Common area cleaning
Bill	26/04/2024	INV-0420	Freedom Cleaning Ltd	916.55	6,415.85	May 24 Common area cleaning
Bill	26/05/2024	INV-0432	Freedom Cleaning Ltd	916.55	7,332.40	05/01/24 Back stairwell (vomit) clean up. Garage clean up & wash out bins
Bill	27/05/2024	INV-0435	Freedom Cleaning Ltd	345.00	7,677.40	
Bill	26/06/2024	INV-0454	Freedom Cleaning Ltd	916.55	8,593.95	Jun 24 Common area cleaning
Bill	26/07/2024	INV-0466	Freedom Cleaning Ltd	916.55	9,510.50	Jul 24 Common area cleaning
Bill	26/08/2024	INV-0482	Freedom Cleaning Ltd	916.55	10,427.05	Aug 24 Common area cleaning
Bill	26/09/2024	INV-0498	Freedom Cleaning Ltd	916.55	11,343.60	Sep 24 Common area cleaning
Total Common Area Cleaning				11,343.60	11,343.60	
Common Area Electricity						
General Journal	1/10/2023	554R		-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
General Journal	31/12/2023	566		810.00	2,569.24	Dec 23 Acc 23/11/23-31/12/23
General Journal	1/01/2024	566R		-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	23/02/2024	338526970	Genesis Energy	679.89	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
General Journal	1/04/2024	578R		-194.25	3,915.58	Reverse of GJE 578 -- Mar 24 Acc 23/03/24-31/03/24
Bill	23/05/2024	xxxxxxx	Genesis Energy	726.23	4,641.81	xxxxxxx
Bill	27/05/2024	340293337	Genesis Energy	749.76	5,391.57	23/04/24 - 24/05/24 Estimated reading
Bill	26/06/2024	340892253	Genesis Energy	749.76	6,141.33	25/05/24 - 25/06/24 Estimated reading
General Journal	30/06/2024	593		96.74	6,238.07	Jun 24 Acc 26/06/24-30/06/24
General Journal	1/07/2024	593R		-96.74	6,141.33	Reverse of GJE 593 -- Jun 24 Acc 26/06/24-30/06/24
Bill	24/07/2024	341433588	Genesis Energy	656.39	6,797.72	26/06/24 - 23/07/24 Estimated reading
Bill	26/08/2024	342076994	Genesis Energy	726.23	7,523.95	24/07/24 - 23/08/24 Estimated reading
Bill	23/09/2024	342646907	Genesis Energy	656.39	8,180.34	24/08/24 - 20/09/24 Estimated reading
General Journal	30/09/2024	606		218.80	8,399.14	Sep 24 Acc 21/09/24-30/09/24
Total Common Area Electricity				8,399.14	8,399.14	

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Type	Date	Num	Name	Amount	Balance	Description
Disclosure Statement						
Tax Invoice	17/10/2023	5052	09 152 The Terrace Limited	-690.00	-690.00	For Provision of Pre Contract Disclosure Statement re Unit 9
Bill	19/10/2023	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	575R		690.00	690.00	Reverse of GJE 575 -- Dec Acc
Tax Invoice	8/01/2024	5140	15 Shrivasto & 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	37338	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
General Journal	1/04/2024	579R		690.00	690.00	Reverse of GJE 579 -- Mar 24 Acc
General Journal	30/06/2024	594		-690.00	0.00	Jun 24 Acc
General Journal	1/07/2024	594R		690.00	690.00	Reverse of GJE 594 -- Jun 24 Acc
General Journal	30/09/2024	607		-690.00	0.00	Sep 24 Acc
Total Disclosure Statement				0.00	0.00	
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	07/09/23 Trial evacuation & debrief meeting
Bill	13/10/2023	545496	Engie Services t/a EQUANS	251.14	925.74	07/09/23 Trial evacuation
Bill	31/10/2023	544259	Engie Services t/a EQUANS	453.02	1,378.76	01/08/23 - 31/10/23 Preventative maintenance INV DATED 21/08/23
Bill	20/11/2023	549754	Engie Services t/a EQUANS	453.02	1,831.78	01/11/23 - 31/01/24 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
Bill	26/03/2024	557536	Engie Services t/a EQUANS	251.14	2,406.77	06/03/24 Carried out Trial evacuation
General Journal	31/03/2024	580		302.01	2,708.78	Mar 24 Acc 01/02/24-31/03/24
Bill	1/04/2024	55303	Safety First	350.75	3,059.53	06/03/24 Trial evacuation & debrief meeting
Bill	1/04/2024	50875962	Johnson Controls Australia ...	323.85	3,383.38	1/04/24 - 30/06/24 Primary Fire System Monitoring
General Journal	580R			-302.01	3,081.37	Reverse of GJE 580 -- Mar 24 Acc 01/02/24-31/03/24
Bill	20/05/2024	560647	Engie Services t/a EQUANS	475.67	3,557.04	01/05/24 - 31/07/24 Preventative maintenance
Bill	22/05/2024	555324	Engie Services t/a EQUANS	453.02	4,010.06	01/02/24 - 30/04/24 Preventative maintenance
General Journal	595			-158.56	3,851.50	Jun 24 Prepaid 01/07/24-31/07/24
General Journal	1/07/2024	595R		158.56	4,010.06	Reverse of GJE 595 -- Jun 24 Prepaid 01/07/24-31/07/24
Bill	31/07/2024	50884057	Johnson Controls Australia ...	323.85	4,333.91	1/07/24 - 30/09/24 Primary Fire System Monitoring
Bill	561926		Engie Services t/a EQUANS	1,920.50	6,254.41	Biennial Sprinkler survey INV DATED 07/06/24
Bill	19/08/2024	566815	Engie Services t/a EQUANS	475.67	6,730.08	01/08/24 - 31/10/24 Preventative Maintenance
Bill	30/09/2024	57659	Safety First	350.75	7,080.83	09/09/24 Trial evacuation & debrief meeting
General Journal	608			-158.56	6,922.27	Sep 24 Prepaid 01/10/24-31/10/24
Total Contracts				6,922.27	6,922.27	

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Type	Date	Num	Name	Amount	Balance	Description
Repairs & Maintenance						
Bill	15/12/2023	551294	Engie Services t/a 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 t/a EQUANS	429.39	628.78	10/12/23 Defect sprinkler system pressure had dropped
Bill	28/02/2024	555975	Engie Services t/a 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 t/a 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 t/a EQUANS	642.14	2,089.72	22/12/23 Small leak from the DBA flex & 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
Bill	7/05/2024	559802	Engie Services t/a EQUANS	389.14	3,650.88	03/04/24 Apt 34 Fire/Sprinkler systems for Duncan & Taylor
Bill	14/05/2024	INV-21619	Fire Compliance Services Ltd	205.56	3,856.44	Apt 14 Door needs to be slammed shut & does not appear to be self closing. Door is working orde
Bill	28/05/2024	INV-141201	Fire Security Services 2016 ...	9,200.00	13,056.44	Carry out a new flow test from the sprinkler control valves
Bill	5/06/2024	561738	Engie Services t/a EQUANS	268.39	13,324.83	Replacement of Fire alarm panel 1x 12v 7.5 AH battery
Bill	1/07/2024	INV-21983	Fire Compliance Services Ltd	346.44	13,671.27	Replace damaged smoke seal
Bill	10/07/2024	564116	Engie Services t/a EQUANS	425.50	14,096.77	Tested the sounder which didnt work. Replace it with new one. Tested all ok
Bill	31/07/2024	INV-147365	Fire Security Services 2016 ...	2,070.00	16,166.77	Carry out a new flow test from the sprinkler control valves INV DATED 21/06/24
			Total Repairs & Maintenance	16,166.77	16,166.77	
			Total Fire Systems	23,089.04	23,089.04	
Health & Safety						
Bill	3/11/2023	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
			Total Health & Safety	845.25	845.25	
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
General Journal	1/04/2024	581R		-3,000.00	-2,000.00	Reverse of GJE 581 -- Mar 24 Acc
General Journal	30/06/2024	596		3,500.00	1,500.00	Jun 24 Acc
General Journal	1/07/2024	596R		-3,500.00	-2,000.00	Reverse of GJE 596 -- Jun 24 Acc
General Journal	30/09/2024	609		4,000.00	2,000.00	Sep 24 Acc
			Total Honorarium	2,000.00	2,000.00	
Insurance						
General Journal	1/10/2023	556R		74,486.68	74,486.68	Reverse of GJE 556 -- 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
Bill	1/04/2024	104195825	Gallagher & Co NZ Limited	204,558.74	279,045.42	01/04/24 - 01/04/25 Material damage, business interruption & liability cover
General Journal	30/06/2024	597		-153,419.06	125,626.36	Jun 24 Prepaid 01/07/24 -01/04/25
General Journal	1/07/2024	597R		153,419.06	279,045.42	Reverse of GJE 597 -- Jun 24 Prepaid 01/07/24 -01/04/25
General Journal	30/09/2024	610		-102,279.37	176,766.05	Sep 24 Prepaid 01/10/24 -01/04/25
			Total Insurance	176,766.05	176,766.05	
Insurance Valuation						
Bill	1/05/2024	675001	Darrock	1,438.00	1,438.00	2024 Insurance valuation
			Total Insurance Valuation	1,438.00	1,438.00	

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Type	Date	Nm	Name	Amount	Balance	Description
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	3/10/2024	582R		-2,828.95	5,549.64	Mar 24 Prepaid 01/04/24-30/06/24
General Journal	1/04/2024	582R		2,828.95	8,378.59	Reverse of GJE 582 -- Mar 24 Prepaid 01/04/24-30/06/24
Bill	7/06/2024	1987532	Otis Elevator Company Ltd	2,828.95	11,207.54	01/07/24 - 30/09/24 Lift maintenance service
General Journal	30/06/2024	598R		-2,828.95	8,378.59	Jun 24 Prepaid 01/07/24-30/09/24
General Journal	1/07/2024	598R		2,828.95	11,207.54	Reverse of GJE 598 -- Jun 24 Prepaid 01/07/24-30/09/24
General Journal	17/07/2024	576724	Otis Elevator Company Ltd	908.50	12,116.04	Jun 24 IQP Inspection
Bill	6/09/2024	2005446	Otis Elevator Company Ltd	2,828.95	14,944.99	01/10/24 - 31/12/24 Lift maintenance fees & SIM card
Bill	20/09/2024	582490	Otis Elevator Company Ltd	5,848.21	20,793.20	Upgrade emergency phones on both lifts
General Journal	30/09/2024	611		-2,828.95	17,964.25	Sep 24 Prepaid 01/10/24-31/12/24
Total Lift Maintenance Contract						
				17,964.25	17,964.25	
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
Bill	6/04/2024	429198348	Spark NZ Trading	69.35	485.45	01/04/24 - 30/04/24 ph 473 5810
Bill	6/06/2024	429198348	Spark NZ Trading	69.35	554.80	01/06/24 - 30/06/24 ph 473 5810
Bill	2/10/2024	429198348	Spark NZ Trading	69.35	624.15	01/06/24 - 30/06/24 ph 473 5810
Bill	6/07/2024	429198348	Spark NZ Trading	69.35	693.50	01/07/24 - 31/07/24 ph 473 5810
Bill	6/08/2024	429198348	Spark NZ Trading	73.37	766.87	01/08/24 - 31/08/24 ph 473 5810
Bill	6/09/2024	429198348	Spark NZ Trading	73.37	840.24	01/09/24 - 30/09/24 ph 473 5810
Total Lift Telephone						
				840.24	840.24	
Professional Services						
Bill	31/10/2023	B161348	Morrison Kent	1,044.41	1,044.41	Oct 23 Storage issue
Bill	30/09/2024	B172278	JB Morrison - Lawyers	1,806.94	2,851.35	Advice on collapsing Unit plan
Total Professional Services						
				2,851.35	2,851.35	
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
Bill	30/04/2024	671728	SB Maintenance Ltd	16.10	169.05	03/04/24 Removed graffiti from building
Bill	31/05/2024	671763	SB Maintenance Ltd	24.15	193.20	14/05/24 Removed graffiti from building
Bill	1/09/2024	671894	SB Maintenance Ltd	155.25	348.45	16/08/24 Removed graffiti from building 4.5mtr
Bill	30/09/2024	671976	SB Maintenance Ltd	225.00	573.45	26/09/24 Removed graffiti from building
Total R&M Graffiti						
				573.45	573.45	

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Accrual Basis

Type	Date	Nom	Name	Amount	Balance	Description
R&M Lighting						
Bill	2/11/2023	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	125688	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	3/1/2024	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	126183	Mainline Electrical (WN) Ltd	555.68	2,811.89	08/03/24 Install LED strip onto plate. Reinstate 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
Bill	28/05/2024	126444	Mainline Electrical (WN) Ltd	587.61	3,586.61	21/05/24 Check lights not operating on Lev 2 foyer, found microwave sensor not operating. Repla...
Bill	28/05/2024	126435	Mainline Electrical (WN) Ltd	201.47	3,788.08	10/05/24 Replaced downlight on lev 5 stairwell
Bill	4/07/2024	126551	Mainline Electrical (WN) Ltd	3,961.75	7,729.83	Upgrade 5x of internal sub boards. Leaving the existing frame
Bill	6/09/2024	140110.1	Mainline Electrical (WN) Ltd	190.56	7,920.39	03/09/24 6 Monthly Visual bd checks:common PP checks. Found 5 downlights out
				7,920.39	7,920.39	
Total R&M Lighting						
R&M Other						
Tax Invoice	2/10/2023	5048	INSURANCE PMNTS REC...	-300.00	-300.00	02/10/2023DIRECT CREDITIAG NEW ZEALANDC0943342NZI Ins0220137402\$300...
Tax Invoice	3/10/2023	5049	INSURANCE PMNTS REC...	-75.00	-375.00	03/10/2023DIRECT CREDITOFFSHORE MARKET PLACOFFSHORE MarClaim Paymen...
Tax Invoice	3/10/2023	5050	INSURANCE PMNTS REC...	-25.00	-400.00	03/10/2023DIRECT CREDITHollardAndo ClaimsPayment-0162COM-C0216776\$25....
Tax Invoice	3/10/2023	5051	INSURANCE PMNTS REC...	-100.00	-500.00	05/10/2023DIRECT CREDITQBE INSURANCEX/S ReimbursFC000408098\$100.00...
Bill	11/10/2023	554815	Osis Elevator Company Ltd	393.42	-106.58	02/10/23 Replaced ground floor hall button which is broken
Tax Invoice	18/10/2023	5053	INSURANCE PMNTS REC...	-270.02	-376.60	IAG NEW ZEALAND C0789890 NZI Ins 0220162294
Bill	27/10/2023	556331	Osis 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-04649	Wellington Abselling & Main...	1,851.50	2,171.80	Rope access labour per hour, materials parking sundries
Bill	30/11/2023	458583	Elite Services 2008 Ltd	470.35	2,642.15	Sep 23 Auto door service
Bill	19/12/2023	INV-04685	Wellington Abselling & 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 Realign 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 PMNTS REC...	-809.21	5,133.16	17/01/2024DIRECT CREDITIAG NEW ZEALANDC0859697NZI Ins022020324555
Bill	25/01/2024	461651	Elite Services 2008 Ltd	304.75	5,437.91	Dec 23 Auto door service
Tax Invoice	26/01/2024	5144	INSURANCE PMNTS REC...	-269.74	5,168.17	26/01/2024DIRECT CREDITQBE INSURANCEINV19749 20%FC000391938\$269.74
Bill	31/01/2024	462074	Elite Services 2008 Ltd	2,734.29	7,902.46	Replace the worm 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 Cowl repair
Tax Invoice	9/02/2024	5145	INSURANCE PMNTS REC...	-163.55	10,398.73	09/02/2024DIRECT CREDITOFFSHORE MARKET PLACOFFSHORE MarClaim Paymen...
Tax Invoice	9/02/2024	5146	INSURANCE PMNTS REC...	-218.06	10,180.67	12/02/2024DIRECT CREDITQBE INSURANCEOis Invs QBFC000391938\$218.06
Tax Invoice	9/02/2024	5147	INSURANCE PMNTS REC...	-54.52	10,126.15	12/02/2024DIRECT CREDITHollardAndo ClaimsPayment-0003COM-C0192047\$54.....
Bill	12/02/2024	Insurance Re...	NZI	809.21	10,935.36	Refund of overpayment insurance settlement
Bill	14/02/2024	00368572	Upland Building Maintenan...	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 Abselling & Main...	993.60	13,233.71	Remedial roof work
Bill	2/03/2024	#713416	Arthur Dolan Maintenance	195.50	13,429.21	Make & install new ceiling hatch cover on Lev 7
Bill	12/03/2024	Retund	QBE 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
Bill	10/04/2024	#713434	Arthur Dolan Maintenance	103.50	14,806.65	CCTV upgrade. Paint around new camera
Tax Invoice	15/04/2024	5192	INSURANCE PMNTS REC...	-654.19	14,152.46	15/04/2024DIRECT CREDITIAG NEW ZEALANDC0859697NZI Ins022020331670
Bill	16/04/2024	INV-20979	Duncan Taylor	1,000.00	15,152.46	INS EXCESS J 14678 Water damage Apt 34

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Type	Date	Num	Name	Amount	Balance	Description
Bill	19/04/2024	INV-21020	Duncan Taylor	500.00	15,652.46	INS EXCESS J 15414 Water damage
Bill	13/05/2024	#713453	Arthur Dolan Maintenance	103.50	15,755.96	Level 2 Squeaking door. Lubricated both fire door hinges & door closers
Credit	15/05/2024	CN-0712	Duncan Taylor	-1,000.00	14,755.96	Claim C1005195 Apt 34 Inv 20989
Bill	31/05/2024	1107	Wellington Abselling & Main...	2,553.00	17,308.96	Rope access services
Bill	31/05/2024	73235	Mike's Glass Ltd	5,276.43	22,585.39	Reglaze pane in clear laminate glass with assistance from abseilers
Bill	24/06/2024	#713481	Arthur Dolan Maintenance	103.50	22,688.89	Level 7 Hatch Cover Issue
Tax Invoice	24/06/2024	5238	INSURANCE PMNTS REC...	-2,565.86	20,123.03	24/06/2024DIRECT CREDITIAG NEW ZEALANDC1065737NZI Ins0220720851\$2.5...
Tax Invoice	24/06/2024	5239	INSURANCE PMNTS REC...	-855.29	19,267.74	25/06/2024DIRECT CREDITQBE INSURANCE 20FC000438377\$855.29
Tax Invoice	27/06/2024	5240	INSURANCE PMNTS REC...	-213.82	19,053.92	27/06/2024DIRECT CREDITHollandAndo ClaimsPayment-0042CCOM-C0254903\$2...
Tax Invoice	27/06/2024	5241	INSURANCE PMNTS REC...	-641.46	18,412.46	05/07/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore MarClaim Paymen...
Bill	29/06/2024	470193	Elite Services 2008 Ltd	358.61	18,771.07	Supply & programme 1x garage door remote
General Journal	30/06/2024	587		0.01	18,771.08	Small balance write off
Tax Invoice	5/07/2024	5237	81 (F) Dunvegan Trust (No ...	-1,000.00	17,771.08	Oncharge for insurance excess for replacement glass
Tax Invoice	12/07/2024	5242	INSURANCE PMNTS REC...	-233.48	17,537.60	16/07/2024DIRECT CREDITIAG NEW ZEALANDC1005195NZI Ins02200414688\$233...
Tax Invoice	12/07/2024	5243	INSURANCE PMNTS REC...	-58.37	17,479.23	16/07/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore MarClaim Paymen...
Tax Invoice	12/07/2024	5244	INSURANCE PMNTS REC...	-19.47	17,459.76	16/07/2024DIRECT CREDITHollandAndo ClaimsPayment-0002CCOM-C0235469\$19,...
Bill	31/07/2024	472311	Elite Services 2008 Ltd	1,278.61	18,738.37	Replace auto door sensor
Bill	31/07/2024	472627	Elite Services 2008 Ltd	304.75	19,043.12	Jun 24 Auto door service
Bill	9/08/2024	702802	Beveridge Locksmith Servic...	129.01	19,172.13	09/08/24 Level 1 door lock not working. Serviced lock on external door, tested and working fine
Bill	12/08/2024	INV-21867	Duncan Taylor	1,000.00	20,172.13	INS EXCESS C1092304-80157261 Urgent Asbestos Assessment
Bill	20/08/2024	703585	Beveridge Locksmith Servic...	305.00	20,477.13	Roof access padlock code changes
Bill	31/08/2024	474573	Elite Services 2008 Ltd	487.88	20,965.01	Investigate lobby auto door emergency door release not working. Found button broken, replaced ...
Tax Invoice	17/09/2024	5248	INSURANCE PMNTS REC...	-77.88	20,887.13	17/09/2024DIRECT CREDITQBE INSURANCE(QBFC000422528\$77.88
General Journal	30/09/2024	601		0.01	20,887.14	Small balance write off
Total R&M Other				20,867.14	20,867.14	
R&M Roof Repairs						
Bill	30/06/2024	INV-00003381	EnergySave Ltd	1,055.76	1,055.76	Apt B Bathroom exhaust. Found existing fan was not connected to duct & loos duct connection to...
Total R&M Roof Repairs				1,055.76	1,055.76	
Total Repairs & Maintenance				30,416.74	30,416.74	
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	IAC5668526	Waste Management NZ Ltd	626.52	1,730.66	Balance of this invoice which was credited against CR490286 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	569R		-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
Bill	4/04/2024	23137	Junk Trackers	210.00	7,560.30	Remove Broken furniture pieces, chair, cardboard and heater
Bill	4/04/2024	23146	Junk Trackers	135.00	7,695.30	Remove cardboard and general rubbish
Bill	4/04/2024	23164	Junk Trackers	180.00	7,875.30	Remove Bed & base, vacuum cleaner, cardboard and general rubbish
Bill	30/04/2024	IAC7906590	Waste Management NZ Ltd	1,137.12	9,012.42	Apr 24 Rubbish removal
Bill	27/05/2024	24015	Junk Trackers	105.00	9,117.42	Removed suitcase, banners & wooden poles
Bill	31/05/2024	IAC8113199	Waste Management NZ Ltd	1,137.12	10,254.54	May 24 Rubbish removal
Bill	30/06/2024	IAC8249552	Waste Management NZ Ltd	1,137.12	11,391.66	Jun 24 Rubbish removal
Bill	31/07/2024	IAC8523797	Waste Management NZ Ltd	1,180.27	12,571.93	Jul 24 Rubbish removal
Bill	31/08/2024	IAC8704052	Waste Management NZ Ltd	1,180.27	13,752.20	Aug 24 Rubbish removal

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Type	Date	Num	Name	Amount	Balance	Description
Bill	2/09/2024	24044	Junk Trackers	250.00	14,002.20	Removed items Shelving unit, queen mattress & queen bed & base
Bill	30/09/2024	IAC8865520	Waste Management NZ Ltd	1,180.27	15,182.47	Sep 24 Rubbish removal
Total Rubbish Collection						15,182.47
Security						
Tax Invoice	31/01/2024	5143	Emerg NZ	-57.00	-57.00	Oncharge for \$57.00 incl GST for a 1 x fob 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	Oncharge \$114.00 to Unit 13s (George Pearson) levy account for 2 x fob #30092 and #30093.
Bill	8/04/2024	100644	Prosecure Limited	6,476.48	6,305.48	CCTV Installation
Bill	10/06/24	100645	Prosecure Limited	490.84	6,796.32	Supply & install a 4G modem for camera access
Tax Invoice	5/07/2024	5236	84 (C) Goran Savic	-358.61	6,437.71	Oncharge To supply and programme 1x garage door remote. Elite Service invoice 470193 29/06/...
Tax Invoice	31/07/2024	5245	11 Indago Systems Ltd	-57.00	6,380.71	Fob 23/07/2024 BILL PAYMENT INDAGO SYSTEM Hume House fob purchase Unit 1...
Total Security						6,380.71
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	09/08/23 - 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	583	Wellington City Council	3,721.66	8,691.67	06/12/23 - 09/02/24 Water rates
General Journal	31/03/2024	583R		2,862.82	11,554.49	Mar 24 Acc 10/02/24-31/03/24
Bill	30/04/2024	1184602	Wellington City Council	-2,862.82	8,691.67	Reverse of GJE 583 -- Mar 24 Acc 10/02/24-31/03/24
Bill	30/06/2024	599	WCC - Water Rates	4,337.97	13,029.64	09/02/24 - 10/04/24 Water rates
General Journal	30/06/2024	599		3,806.34	16,835.98	10/04/24 - 06/06/24 Water rates
General Journal	1/07/2024	599R		-2,746.42	19,582.40	Jun 24 Acc 07/06/24-30/06/24
Bill	31/08/2024	1184602	WCC - Water Rates	3,655.80	20,491.78	Reverse of GJE 599 -- Jun 24 Acc 07/06/24-30/06/24
General Journal	30/09/2024	612		3,351.15	23,842.93	06/06/24 - 05/08/24 Water rates
Total Water Rates						23,842.93
Window & Facade Upgrade Expense						
Cladding - Consultants						
Bill	1/10/2023	PP 01.02.011...	Provisio Projects	1,449.00	1,449.00	Aug 23 Window Refurbishment Project INV DATED 08/09/23
Bill	1/10/2023	10102023	Provisio 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	10/10/2023	PP 01.02.011...	Provisio Projects	1,552.50	13,201.89	Sep 23 Window Refurbishment Project
Bill	10/11/2023	PP 01.02.011...	Provisio Projects	3,208.50	16,410.39	Sep 23 Window Refurbishment Project
Bill	30/11/2023	WINTER067...	Rawlinsons	4,053.75	20,464.14	Oct 23 Window Refurbishment Project
Bill	30/11/2023	WINTER067...	Rawlinsons	1,509.38	21,973.52	Aug - Nov 23 General billable. Preparation of Preliminary estimate.
Bill	1/12/2023	PP 01.02.011...	Provisio Projects	2,898.00	24,871.52	Aug 23 General billable. Preparation of Preliminary estimate.
Bill	27/02/2024	21979	Clendon Burns & Park Ltd	1,150.00	26,021.52	Nov 23 Window Refurbishment Project
Bill	29/02/2024	WINTER087...	Rawlinsons	905.62	26,927.14	Exterior refurb & windows
Bill	4/03/2024	INV-0003	Provisio Projects	5,175.00	32,102.14	Aug 23 - Feb 24 General billable - less previous charge. Preparation of Preliminary estimate
Bill	25/03/2024	CL0002493	Wight Aluminium	46,000.00	78,102.14	Dec 23 - Feb 24 Refurbishment Project
Bill	9/04/2024	INV-0009	Provisio Projects	3,156.75	81,258.89	01/08/23 - 31/03/24 Payment claim: 2
Bill	6/05/2024	INV-0015	Provisio Projects	1,552.50	82,811.39	Mar 24 Window Refurbishment Project
Bill	6/06/2024	INV-0022	Provisio Projects	2,173.50	84,984.89	Apr 24 Window Refurbishment Project
Bill	17/06/2024	1570	Focus Projects Limited	5,750.00	90,734.89	May 24 Window Refurbishment Project
Credit	10/10/2023	INV-0027	Provisio Projects	-6,477.26	84,257.63	Early Contractor involvement fee 100% claim
Bill	5/07/2024	INV-0027	Provisio Projects	1,966.50	86,224.13	Sep 23 Payment claim. - Facade works project. Incorrectly posted to Provisio
Bill	5/08/2024	INV-0034	Provisio Projects	2,484.00	88,708.13	Jun 24 Window Refurbishment Project

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Type	Date	Num	Name	Amount	Balance	Description
Bill	6/09/2024	INV-0039	Provisio Projects	1,552.50	90,260.63	Aug 24 Window Refurbishment Project
Bill	30/09/2024	1751	Focus Projects Limited	4,218.02	94,478.65	Test window investigations & making good & CES Asbestos testing
Total Cladding - Consultants				94,478.65	94,478.65	
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	3,490.26	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	108945.03/3	Holmes NZ LP	2,990.00	20,605.14	14/7/23 - 31/01/24 New windows & Facade repair
Bill	31/01/2024	1004723	Interact Architects Ltd	13,800.00	34,405.14	Progress claim on Developed Design package
Bill	29/02/2024	1004767	Interact Architects Ltd	13,788.50	48,193.64	Progress claim on Developed Design package
Bill	31/03/2024	1004809	Interact Architects Ltd	15,139.75	63,333.39	Progress claim on Developed Design package
Bill	9/05/2024	1454	FPL Focus Projects Limited	5,750.00	69,083.39	Early contractor involvement fee - 50% claim
Bill	31/05/2024	WINTER067....	Rawlinsons	1,911.88	70,995.27	General Billable - Aug 23 - May 24
Bill	31/05/2024	1004899	Interact Architects Ltd	830.88	71,826.15	ECI meetings & correspondence. Review submission programmes & staging
Bill	31/07/2024	1004844	Interact Architects Ltd	2,162.01	73,988.16	Detailed Design revised window details. Procurement ECI meetings & corr, OS review & corresp...
Bill	31/07/2024	WINTER067....	Rawlinsons	1,408.75	75,396.91	General Billable - Aug 23 - Apr 24 INV DATED 30/04/24
Bill	31/07/2024	WINTER067....	Rawlinsons	402.50	75,799.41	General Billable - Jul 24
Total Cladding - Contractors				75,799.41	75,799.41	
Total Window & Facade Upgrade Expense				170,278.06	170,278.06	
Income Tax Expense						
General Journal	1/10/2023	559R		-938.15	-938.15	Reverse of GJE 559 -- 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		-972.09	-938.15	Reverse 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
General Journal	1/04/2024	586R		-2,025.69	-938.15	Reverse of GJE 586 -- Mar 24 Period end tax acc
General Journal	30/06/2024	588		2,963.84	2,025.69	Jun - Mar 24 Period end tax acc
General Journal	30/06/2024	589		1,011.80	3,037.49	Jun 24 Period end tax acc
General Journal	1/07/2024	588R		-2,963.84	73.65	Reverse of GJE 588 -- Jun - Mar 24 Period end tax acc
General Journal	1/07/2024	589R		-1,011.80	-938.15	Reverse of GJE 589 -- Jun 24 Period end tax acc
General Journal	1/07/2024	600		2,952.32	2,014.17	Income tax as per IR4 31/03/24
General Journal	30/09/2024	602		1,189.13	3,203.30	Sep 24 Period end tax acc
Total Income Tax Expense				3,203.30	3,203.30	
TOTAL				559,934.42	559,934.42	

HUME HOUSE BODY CORPORATE No. 83149

Proposed Body Corporate Levies
Effective from 1 January 2025 until further notice

Unit No.	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 01/01/25
									\$	\$
1	1682			AU72	6	1/6 AU41	6	1694	7,941.47	1,985.37
2	1546			AU71	6	1/6 AU41	6	1558	7,303.90	1,825.98
3	1427			AU70	6	1/6 AU41	6	1439	6,746.03	1,686.51
4	2025			AU69	6	1/6 AU41	6	2037	9,549.46	2,387.36
5	1951			AU68	6	1/6 AU41	6	1963	9,202.54	2,300.64
6	2212	AU56	282	AU67	6	1/6 AU41	6	2506	11,748.13	2,937.03
7	1708			AU78	6	1/6 AU42	6	1720	8,063.36	2,015.84
8	1568			AU77	6	1/6 AU42	6	1580	7,407.04	1,851.76
9	1448			AU76	6	1/6 AU42	6	1460	6,844.48	1,711.12
10	2057	AU40	339	AU75	6	1/6 AU42	6	2408	11,288.70	2,822.18
11	1982	AU50	339	AU74	6	1/6 AU42	6	2333	10,937.10	2,734.28
12	2249	AU48	339	AU73	6	1/6 AU42	6	2600	12,188.80	3,047.20
13	1733					1/6 AU43	6	1739	8,152.43	2,038.11
14	1591					1/6 AU43	6	1597	7,486.74	1,871.68
15	1468					1/6 AU43	6	1474	6,910.11	1,727.53
16	2089	AU57	282			1/6 AU43	6	2377	11,143.38	2,785.84
17	2012	AU58	396			1/6 AU43	6	2414	11,316.83	2,829.21
18	2283					1/6 AU43	6	2289	10,730.83	2,682.71
19	1759					1/6 AU44	6	1765	8,274.32	2,068.58
20	1613					1/6 AU44	6	1619	7,589.87	1,897.47
21	1489					1/6 AU44	6	1495	7,008.56	1,752.14
22	2119					1/6 AU44	6	2125	9,962.00	2,490.50
23	2042					1/6 AU44	6	2048	9,601.02	2,400.26
24	2318					1/6 AU44	6	2324	10,894.91	2,723.73
25	1784					1/6 AU45	6	1790	8,391.52	2,097.88
26	1635					1/6 AU45	6	1641	7,693.01	1,923.25
27	1509					1/6 AU45	6	1515	7,102.32	1,775.58
28	2150					1/6 AU45	6	2156	10,107.33	2,526.83
29	2072					1/6 AU45	6	2078	9,741.66	2,435.42
30	2353					1/6 AU45	6	2359	11,058.99	2,764.75
31	2505	AU59	396			1/4 AU46	6	2907	13,628.02	3,407.00
32	2022					1/4 AU46	6	2028	9,507.26	2,376.82
33	1983					1/4 AU46	6	1989	9,324.43	2,331.11
34	3034	AU60	396			1/4 AU46	6	3436	16,107.97	4,026.99
38	9067	AU39	6	AU53	396			9469	44,390.67	11,097.67
80(G)	2744			AU62	396	1/7AU87	6	3146	14,748.45	3,687.11
81(F)	2152	AU54	282	AU55	283	1/7AU87	6	2723	12,765.42	3,191.36
82(E)	2650	AU49	339	AU51	339	1/7AU87	6	3334	15,629.79	3,907.45
83(D)	2183	AU52	282	AU64	396	1/7AU87	6	2867	13,440.50	3,360.12
84(C)	2493	AU63	396			1/7AU87	6	2895	13,571.76	3,392.94
85(B)	2930	AU61	396			1/7AU87	6	3332	15,620.42	3,905.10
86(A)	3086	AU65	396	AU66	283	1/7AU87	6	3771	17,678.45	4,419.61
Totals:	92723		4866		2165		246	100000	468,800.00	117,200.00

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
Building Exterior September 1982	1964	1998												
1. Aluminium Joinery - HH	40	17	23	63,000										
2. Aluminium Joinery - Annex	40	33	7	98,000										
3. Garage Door - Mechanism	25	20	5	1,500										
4. Internal Gutters - Downpipes Annex	35	33	2	2,890			23,600							
5. Membrane - Annex to Windows	35	33	2	2,300										
6. Roof - Membrane (HH)	25	0	25	21,000	69,000									
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	395,900										
13. Walls Painting - HH	10	3	7	106,245										
14. Walls Painting - Annex	10	3	7	9,600										
15. Terraces - Tiles on Membrane	30	17	13	5,600										
16. Garage Door - Mechanism	25	20	5	1,500										
Building Interior														
17. Ceilings, Walls - General	10	10	0	35,000			4,600	4,600			57,500			
18. Ceilings, Walls - Carpark	30	17	13	5,061										
19. Floor Coverings - Carpet	12	-	0	52,352										
20. Stairs - incl Nosings	12	-	0	12,185										
21. Floor - Tiles (entry int/ext)	30	1	29	6,000			300							
22. Floor Coverings - Timber	30	17	13	3,750										
23. Floor Coverings - Vinyl	50	51	-1	9,555										
24. Doors/Windows	50	17	33	99,000			3,300	300			3,500			
25. Stair Balustrades Metal	20	20	0	840										
26. Letter Boxes	20	1	19	4,500				1,200						
External works														
27. Carpark Markings	30	25	5	987										
28. Fencing	30	10	20	2,800										
Services														
29. Lighting - Common Areas	20	17	3	15,095			300							
30. Passenger Lifts (1964)	-	51	10	120,000										
31. HVAC / Mechanical							2,500	2,500						
32. Plumbing / Drainage	20	17	3	30,000										
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					0	9,000	5,535	915	0	26,055	9,150	0	0	0
All values include GST					0	69,000	42,435	7,015	0	199,755	70,150	0	0	0
LTMP - Opening Balance								261,924	317,909	380,909	244,154	237,004	300,004	363,004
LTMP Annual Contribution								63,000	63,000	63,000	63,000	63,000	63,000	63,000
SS Special Levy														
Transfer to SSP														
LTMP Expenditure														
LTMP - Closing Balance								317,909	380,909	244,154	237,004	300,004	363,004	426,004

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