



Urba Residences
BC - 477425
Annual General Meeting: 16 / 07 / 2026
Reporting Period: July 2025 – July 2026

1. Introduction

The 2025–2026 year represented another significant milestone for Urba Residences. As the building celebrated its 10th Anniversary, our focus remained on protecting the long-term value of the property through major infrastructure improvements, proactive maintenance, timely reactive repairs, regulatory compliance, and ongoing enhancements to resident facilities.

Throughout the year, significant progress was achieved across building infrastructure, essential services, resident amenities, and preventative maintenance. While reactive maintenance remains an essential part of day-to-day building operations, Building Management has continued to place greater emphasis on a proactive maintenance approach—identifying, servicing, and renewing building assets before failures occur. This strategy helps minimise unexpected breakdowns, reduce long-term maintenance costs, and improve the overall reliability and performance of the building's essential systems.

Several major projects were successfully completed while continued investment in the building's infrastructure and common areas has strengthened the safety, presentation, and long-term performance of Urba Residences as it enters its second decade.

This report provides a summary of the key projects and achievements completed over the past twelve months and acknowledges the continued support and collaboration of the Body Corporate Committee, Barfoot & Thompson, contractors, owners, and residents in helping deliver another successful year for our community.

2. Building Management Overview

The past twelve months have been focused on maintaining a high standard of building management through a balanced approach to both reactive and preventative maintenance. While responding promptly to day-to-day operational issues remained a priority, greater emphasis was placed on identifying potential issues early and implementing planned maintenance to reduce unexpected failures and protect the long-term value of the building.

Throughout the year, Building Management successfully coordinated a number of major infrastructure projects, preventative maintenance programmes, compliance inspections, contractor management, resident communications, and capital improvement works. These projects were carefully planned to minimise disruption to residents while ensuring essential building services remained reliable and compliant.

As Urba Residences enters its second decade, Building Management continues to work closely with the Body Corporate Committee, Barfoot & Thompson, contractors, and residents to ensure the building is maintained to a high standard. By taking a proactive approach to asset management and long-term planning, we aim to improve reliability, enhance resident amenities, and protect the ongoing value of the property for all owners.

3. Major Projects, Essential Services & Building Improvements

3.1 Hot Water Loop Replacement Project

The Hot Water Loop Replacement Project continued to make significant progress throughout the year, with Stages 1 to 10 now successfully completed. This project remains one of the largest infrastructure renewal programmes undertaken at Urba Residences and has significantly improved the reliability and efficiency of the building's hot water distribution system while reducing the likelihood of future failures and unplanned outages.

Planning is now underway for Stage 11, which is anticipated to be the final stage of the project. This stage involves replacing the remaining 63mm hot water return line located within the common area service cupboards on the Howe Street side, extending from Level 3 through to Level 9. Building Management is currently obtaining quotations and reviewing the proposed scope of works, with the objective of completing the final section of the hot water loop.

Once Stage 11 is completed, the entire hot water loop system will be connected to the 50mm riser network, which has consistently proven to be the most reliable section of the system based on the findings and assessments undertaken throughout the replacement programme. Completion of this final stage will mark the conclusion of the Hot Water Loop Replacement Project, providing a more reliable, efficient, and sustainable hot water distribution system for Urba Residences well into the future.

3.2 Sauna, Swimming Pool & Gym Improvements

The successful completion of the new sauna marked one of the most significant achievements of the year and represented a major enhancement to Urba Residences' recreational facilities. Following extensive planning, coordination, and construction, the building's hot space has now been fully reinstated, providing residents with a modern, safe, and welcoming wellness facility once again.

As part of the overall project, significant improvements were also completed within the swimming pool area. The original corroded ventilation ducting was replaced with a new fabric DuctSox ventilation system, providing improved airflow, better humidity control, and a more efficient operating environment. Corroded sprinkler heads within the pool enclosure were also replaced, improving the reliability of the building's fire protection system within this high-moisture environment.

Additional works included upgrades to the swimming pool plant and water treatment systems, improvements to the lighting throughout the pool area, and servicing of essential equipment to ensure the facilities continue operating safely and efficiently.

The gym also received a complete repaint and presentation upgrade, creating a brighter, cleaner, and more modern environment that complements the newly upgraded pool and sauna facilities.

Collectively, these improvements have transformed one of Urba Residences' most valued resident amenities. The reinstatement of the sauna, together with the upgraded pool environment and refreshed gym, represents a significant investment in the building and has enhanced both the resident experience and the long-term value of the property.

3.3 Breezeway Project, Building Envelope & Waterproofing

At the beginning of the year, the Breezeway Remediation Project was successfully completed across several affected levels. The works addressed long-standing drainage issues caused by inadequate surface falls, which had resulted in water ponding in certain breezeway areas during periods of heavy rainfall.

Each affected breezeway was carefully assessed and regraded to improve surface falls and direct stormwater more effectively towards the designated drainage points. These improvements have significantly reduced water ponding, improved pedestrian safety, and enhanced the overall functionality of the common areas.

Further building envelope improvements included waterproofing works to selected stairwells and the continuation of the window remediation programme, addressing long-standing water ingress concerns in several areas of the building. Collectively, these projects provide greater protection to the building structure, reduce future maintenance requirements, and contribute to the long-term preservation of Urba Residences.

3.4 Essential Building Services

Routine maintenance and renewal works continued across the building's essential services, including lift systems, plumbing infrastructure, drainage, gas water heaters and water meter upgrades.

These works have improved reliability and support the long-term maintenance strategy for the building.

3.5 Lighting & Emergency Lighting Programme

A staged programme of lighting upgrades continued throughout the year. Emergency lighting was replaced where required to maintain BWOF compliance, while common area lighting upgrades improved safety, visibility and presentation.

Electrical contractors also resolved lighting control issues affecting several common areas, improving reliability and energy efficiency.

3.6 Fire Alarm & Life Safety Systems

Routine servicing, inspections and testing of the building's fire alarm and sprinkler systems were completed in accordance with compliance requirements.

Any identified defects were promptly rectified, ensuring the building's life safety systems remained fully operational and compliant.

3.7 HVAC Maintenance

Quarterly servicing of the HVAC systems included filter replacements, inspections, operational testing and repairs where required.

Fire dampers identified during inspections were adjusted and repaired, helping maintain compliance and efficient operation of the building's mechanical systems.

3.8 Preventative Maintenance & Compliance

Building Management continued to strengthen the preventative maintenance programme across all major building assets. BWOF compliance was maintained through scheduled servicing of pumps, roof anchors, emergency lighting, plumbing systems and other essential infrastructure.

This proactive approach reduces reactive maintenance and protects the long-term value of the property.

3.9 Building Presentation & General Improvements

Presentation improvements included common area painting, lift lobby upgrades, signage improvements, window washing, landscaping and insurance reinstatement works.

These works continue to ensure Urba Residences remains attractive, functional, and well maintained.

4. Community Engagement

Building Management continued to support initiatives that strengthen the Urba community. The annual Christmas celebration once again provided an opportunity for residents to connect, while the successful 10-Year Anniversary celebration recognised an important milestone in the building's history.

These events highlighted the strong community spirit within Urba Residences and reflected the collaborative efforts of the Committee, residents, sponsors and contractors.

5. Looking Ahead

As Urba Residences enters its second decade, Building Management will continue focusing on preventative maintenance, infrastructure renewal and projects identified within the Long-Term Maintenance Plan. Maintaining high standards of safety, presentation and operational efficiency will remain key priorities.

6. Acknowledgements

On behalf of Hunters Management Group, I would like to extend my sincere appreciation to the **Body Corporate Committee** for your continued trust, support, dedication, and commitment throughout the year. Your collective leadership, thoughtful decision-making, and willingness to invest in the long-term improvement of Urba Residences have been instrumental in the successful delivery of numerous projects and initiatives. Your ongoing support has enabled Building Management to continue enhancing the building while protecting the interests of all owners.

A special thank you to **Justin and Nigel**, who both served as Committee Chairs during the reporting period. Your leadership, guidance, and collaborative approach have provided Building Management with invaluable support throughout the year. Your commitment to maintaining high standards and working closely with all stakeholders has played a significant role in the continued improvement and success of Urba Residences.

I would also like to express my sincere appreciation to **Chantal Stephan** and the team at **Barfoot & Thompson** for your professionalism, excellent communication, and ongoing assistance throughout the year. Your support has been essential in coordinating projects, facilitating effective communication, and ensuring the smooth administration of the Body Corporate.

To all owners and residents, thank you for your patience, cooperation, and understanding during maintenance works, planned shutdowns, inspections, and improvement projects. Your support has enabled Building Management to deliver another productive year while minimising disruption to everyday living.

It has been a privilege to work alongside everyone throughout the past year. Together, we have continued to strengthen Urba Residences, improve its facilities and infrastructure, and ensure it remains a safe, well-maintained, and enjoyable place to live. I look forward to continuing this positive momentum in the year ahead.

7. Conclusion

The past year has been another successful chapter for Urba Residences, with the completion of several important projects and continued improvements across the building.

Hunters Management Group remains committed to delivering a high standard of building management through proactive planning, responsive service, and ongoing collaboration with the Body Corporate Committee, Barfoot & Thompson, owners, and residents.

Thank you once again for your continued trust and support. We look forward to working together in the year ahead to ensure Urba Residences continues to be a safe, well-maintained, and enjoyable place to call home.

End.

Prepared by:

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Hunters Management Group**



Proposed Annual Budget

Long Term Maintenance Fund

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

1 May 2026 to 30 April 2027

Cost Centre : Contingenc

Expenditure	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Consultant	8,890.00	-	-	-	0
Fire Protection Services	3,704.85	-	-	-	0
Repairs and Maintenance	98,567.13	50,000.00	50,000.00	-	0
Repairs and Maintenance - Hot Water pipes	27,689.50	-	-	-	0
Total Long Term Maintenance Fund Expenditure	138,851.48	50,000.00	50,000.00	-	0

Additional Revenue	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Mutual Revenue - penalty interest	16.64	-	-	-	0
Total Long Term Maintenance Fund Additional Revenue	16.64	-	-	-	0

Long Term Maintenance Fund Summary Budget 05/26 - 04/27

Opening balance	0.00	
Expenditure during budget period	50,000.00	
	50,000.00	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	0.00	
<i>Plus</i> Allowance for GST on levies	7,500.00	Per Ent
Budgeted levies to be raised \$	57,500.00	5.7500
Last years budgeted levies raised	57,500.00	5.7500
Variance \$	0.00	
Variance %	0.00	
Aggregate Ownership Interest Entitlement	10000	

Body Corporate for Plan No. 477425
5 Howe Street Freemans Bay Auckland 1011

Proposed Levy Period Start 01/05/2026
Levy Period Duration 12 month(s)
No. of Instalment(s): 4
GST YES

<u>TOTAL LEVIES</u>	<u>Per Period</u>	<u>Per Year</u>
Op Fund Fund	P1 0.0000	0.00
	P2 0.0000	
	P3 0.0000	
	P4 0.0000	
LTMF Fund	P1 13,842.4600	57,500.00
	P2 14,552.5100	
	P3 14,552.5100	
	P4 14,552.5200	
Total Contribution	P1 13,842.4600	57,500.00
	P2 14,552.5100	
	P3 14,552.5100	
	P4 14,552.5200	

<u>TOTAL LIABILITIES</u>	<u>Per Period</u>	<u>Per Year</u>
Op Fund Fund	P1 0.0000	0.0000
	P2 0.0000	
	P3 0.0000	
	P4 0.0000	
LTMF Fund	P1 1.3842	5.7500
	P2 1.4553	
	P3 1.4553	
	P4 1.4553	
Total Per Lot Liability	P1 1.3842	5.7500
	P2 1.4553	
	P3 1.4553	
	P4 1.4553	

Yearly Levy By Period (Estimate Only)						
Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total	
1G	56	1	0.00	77.52	77.52	
		2	0.00	81.49	81.49	
		3	0.00	81.49	81.49	
		4	0.00	81.49	81.49	
2G	57	1	0.00	78.90	78.90	
		2	0.00	82.95	82.95	
		3	0.00	82.95	82.95	
		4	0.00	82.95	82.95	
3G	57	1	0.00	78.90	78.90	
		2	0.00	82.95	82.95	
		3	0.00	82.95	82.95	
		4	0.00	82.95	82.95	
4G	58	1	0.00	80.29	80.29	
		2	0.00	84.40	84.40	
		3	0.00	84.40	84.40	
		4	0.00	84.40	84.40	
5G	78	1	0.00	107.97	107.97	

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	113.51	113.51
		3	0.00	113.51	113.51
		4	0.00	113.51	113.51
6G	70	1	0.00	96.90	96.90
		2	0.00	101.87	101.87
		3	0.00	101.87	101.87
		4	0.00	101.87	101.87
7G	54	1	0.00	74.75	74.75
		2	0.00	78.58	78.58
		3	0.00	78.58	78.58
		4	0.00	78.58	78.58
8G	55	1	0.00	76.13	76.13
		2	0.00	80.04	80.04
		3	0.00	80.04	80.04
		4	0.00	80.04	80.04
9G	53	1	0.00	73.37	73.37
		2	0.00	77.13	77.13
		3	0.00	77.13	77.13
		4	0.00	77.13	77.13
10G	53	1	0.00	73.37	73.37
		2	0.00	77.13	77.13
		3	0.00	77.13	77.13
		4	0.00	77.13	77.13
1	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
2	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
3	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
4	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
5	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
6	9	1	0.00	12.46	12.46

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
7	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
8	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
9	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
10	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
11	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
12	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
13	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
14	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
15	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
16	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
17	9	1	0.00	12.46	12.46

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
18	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
19	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
20	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
21	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
22	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
23	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
24	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
25	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
26	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
27	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
28	9	1	0.00	12.46	12.46

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
29	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
30	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
31	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
32	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
33	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
34	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
35	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
36	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
37	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
38	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
39	9	1	0.00	12.46	12.46

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
40	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
41	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
42	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
43	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
44	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
45	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
46	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
47	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
48	12	1	0.00	16.61	16.61
		2	0.00	17.46	17.46
		3	0.00	17.46	17.46
		4	0.00	17.46	17.46
49	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
50	9	1	0.00	12.46	12.46

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
51	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
52	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
53	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
54	9	1	0.00	12.46	12.46
		2	0.00	13.10	13.10
		3	0.00	13.10	13.10
		4	0.00	13.10	13.10
55	7	1	0.00	9.69	9.69
		2	0.00	10.19	10.19
		3	0.00	10.19	10.19
		4	0.00	10.19	10.19
56	7	1	0.00	9.69	9.69
		2	0.00	10.19	10.19
		3	0.00	10.19	10.19
		4	0.00	10.19	10.19
57	7	1	0.00	9.69	9.69
		2	0.00	10.19	10.19
		3	0.00	10.19	10.19
		4	0.00	10.19	10.19
58	7	1	0.00	9.69	9.69
		2	0.00	10.19	10.19
		3	0.00	10.19	10.19
		4	0.00	10.19	10.19
101	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
102	58	1	0.00	80.29	80.29
		2	0.00	84.40	84.40
		3	0.00	84.40	84.40
		4	0.00	84.40	84.40
103	59	1	0.00	81.67	81.67

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	85.86	85.86
		3	0.00	85.86	85.86
		4	0.00	85.86	85.86
104	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
105	80	1	0.00	110.74	110.74
		2	0.00	116.42	116.42
		3	0.00	116.42	116.42
		4	0.00	116.42	116.42
106	72	1	0.00	99.67	99.67
		2	0.00	104.78	104.78
		3	0.00	104.78	104.78
		4	0.00	104.78	104.78
107	56	1	0.00	77.52	77.52
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
108	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
109	55	1	0.00	76.13	76.13
		2	0.00	80.04	80.04
		3	0.00	80.04	80.04
		4	0.00	80.04	80.04
110	55	1	0.00	76.13	76.13
		2	0.00	80.04	80.04
		3	0.00	80.04	80.04
		4	0.00	80.04	80.04
111	41	1	0.00	56.75	56.75
		2	0.00	59.67	59.67
		3	0.00	59.67	59.67
		4	0.00	59.67	59.67
112	40	1	0.00	55.37	55.37
		2	0.00	58.21	58.21
		3	0.00	58.21	58.21
		4	0.00	58.21	58.21
113	40	1	0.00	55.37	55.37
		2	0.00	58.21	58.21
		3	0.00	58.21	58.21
		4	0.00	58.21	58.21
201	69	1	0.00	95.51	95.51

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	100.41	100.41
		3	0.00	100.41	100.41
		4	0.00	100.41	100.41
202	73	1	0.00	101.05	101.05
		2	0.00	106.23	106.23
		3	0.00	106.23	106.23
		4	0.00	106.23	106.23
203	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
204	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
205	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
206	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
207	77	1	0.00	106.59	106.59
		2	0.00	112.05	112.05
		3	0.00	112.05	112.05
		4	0.00	112.05	112.05
208	77	1	0.00	106.59	106.59
		2	0.00	112.05	112.05
		3	0.00	112.05	112.05
		4	0.00	112.05	112.05
209	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
210	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
211	56	1	0.00	77.52	77.52
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
212	55	1	0.00	76.13	76.13

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	80.04	80.04
		3	0.00	80.04	80.04
		4	0.00	80.04	80.04
213	70	1	0.00	96.90	96.90
		2	0.00	101.87	101.87
		3	0.00	101.87	101.87
		4	0.00	101.87	101.87
214	55	1	0.00	76.13	76.13
		2	0.00	80.04	80.04
		3	0.00	80.04	80.04
		4	0.00	80.04	80.04
215	39	1	0.00	53.99	53.99
		2	0.00	56.75	56.75
		3	0.00	56.75	56.75
		4	0.00	56.75	56.75
216	39	1	0.00	53.99	53.99
		2	0.00	56.75	56.75
		3	0.00	56.75	56.75
		4	0.00	56.75	56.75
301	71	1	0.00	98.28	98.28
		2	0.00	103.32	103.32
		3	0.00	103.32	103.32
		4	0.00	103.32	103.32
303	63	1	0.00	87.21	87.21
		2	0.00	91.68	91.68
		3	0.00	91.68	91.68
		4	0.00	91.68	91.68
304	64	1	0.00	88.59	88.59
		2	0.00	93.14	93.14
		3	0.00	93.14	93.14
		4	0.00	93.14	93.14
305	64	1	0.00	88.59	88.59
		2	0.00	93.14	93.14
		3	0.00	93.14	93.14
		4	0.00	93.14	93.14
306	65	1	0.00	89.98	89.98
		2	0.00	94.59	94.59
		3	0.00	94.59	94.59
		4	0.00	94.59	94.59
307	80	1	0.00	110.74	110.74
		2	0.00	116.42	116.42
		3	0.00	116.42	116.42
		4	0.00	116.42	116.42
308	79	1	0.00	109.36	109.36

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	114.96	114.96
		3	0.00	114.96	114.96
		4	0.00	114.96	114.96
309	59	1	0.00	81.67	81.67
		2	0.00	85.86	85.86
		3	0.00	85.86	85.86
		4	0.00	85.86	85.86
310	59	1	0.00	81.67	81.67
		2	0.00	85.86	85.86
		3	0.00	85.86	85.86
		4	0.00	85.86	85.86
311	58	1	0.00	80.29	80.29
		2	0.00	84.40	84.40
		3	0.00	84.40	84.40
		4	0.00	84.40	84.40
312	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
314	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
315	40	1	0.00	55.37	55.37
		2	0.00	58.21	58.21
		3	0.00	58.21	58.21
		4	0.00	58.21	58.21
316	40	1	0.00	55.37	55.37
		2	0.00	58.21	58.21
		3	0.00	58.21	58.21
		4	0.00	58.21	58.21
401	82	1	0.00	113.51	113.51
		2	0.00	119.33	119.33
		3	0.00	119.33	119.33
		4	0.00	119.33	119.33
402	73	1	0.00	101.05	101.05
		2	0.00	106.23	106.23
		3	0.00	106.23	106.23
		4	0.00	106.23	106.23
403	65	1	0.00	89.98	89.98
		2	0.00	94.59	94.59
		3	0.00	94.59	94.59
		4	0.00	94.59	94.59
404	65	1	0.00	89.98	89.98

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	94.59	94.59
		3	0.00	94.59	94.59
		4	0.00	94.59	94.59
405	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
406	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
407	100	1	0.00	138.42	138.42
		2	0.00	145.53	145.53
		3	0.00	145.53	145.53
		4	0.00	145.53	145.53
408	81	1	0.00	112.12	112.12
		2	0.00	117.88	117.88
		3	0.00	117.88	117.88
		4	0.00	117.88	117.88
409	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
410	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
411	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
412	59	1	0.00	81.67	81.67
		2	0.00	85.86	85.86
		3	0.00	85.86	85.86
		4	0.00	85.86	85.86
413	74	1	0.00	102.43	102.43
		2	0.00	107.69	107.69
		3	0.00	107.69	107.69
		4	0.00	107.69	107.69
414	74	1	0.00	102.43	102.43
		2	0.00	107.69	107.69
		3	0.00	107.69	107.69
		4	0.00	107.69	107.69
415	56	1	0.00	77.52	77.52

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
416	56	1	0.00	77.52	77.52
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
501	83	1	0.00	114.89	114.89
		2	0.00	120.79	120.79
		3	0.00	120.79	120.79
		4	0.00	120.79	120.79
503	65	1	0.00	89.98	89.98
		2	0.00	94.59	94.59
		3	0.00	94.59	94.59
		4	0.00	94.59	94.59
504	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
505	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
506	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
507	101	1	0.00	139.81	139.81
		2	0.00	146.98	146.98
		3	0.00	146.98	146.98
		4	0.00	146.98	146.98
508	82	1	0.00	113.51	113.51
		2	0.00	119.33	119.33
		3	0.00	119.33	119.33
		4	0.00	119.33	119.33
509	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
510	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
511	60	1	0.00	83.05	83.05

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
512	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
514	75	1	0.00	103.82	103.82
		2	0.00	109.14	109.14
		3	0.00	109.14	109.14
		4	0.00	109.14	109.14
515	56	1	0.00	77.52	77.52
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
516	56	1	0.00	77.52	77.52
		2	0.00	81.49	81.49
		3	0.00	81.49	81.49
		4	0.00	81.49	81.49
601	84	1	0.00	116.28	116.28
		2	0.00	122.24	122.24
		3	0.00	122.24	122.24
		4	0.00	122.24	122.24
602	75	1	0.00	103.82	103.82
		2	0.00	109.14	109.14
		3	0.00	109.14	109.14
		4	0.00	109.14	109.14
603	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
604	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
605	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
606	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
607	102	1	0.00	141.19	141.19

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	148.44	148.44
		3	0.00	148.44	148.44
		4	0.00	148.44	148.44
608	83	1	0.00	114.89	114.89
		2	0.00	120.79	120.79
		3	0.00	120.79	120.79
		4	0.00	120.79	120.79
609	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
610	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
611	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
612	60	1	0.00	83.05	83.05
		2	0.00	87.32	87.32
		3	0.00	87.32	87.32
		4	0.00	87.32	87.32
613	76	1	0.00	105.20	105.20
		2	0.00	110.60	110.60
		3	0.00	110.60	110.60
		4	0.00	110.60	110.60
614	76	1	0.00	105.20	105.20
		2	0.00	110.60	110.60
		3	0.00	110.60	110.60
		4	0.00	110.60	110.60
615	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
616	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
701	85	1	0.00	117.66	117.66
		2	0.00	123.70	123.70
		3	0.00	123.70	123.70
		4	0.00	123.70	123.70
703	67	1	0.00	92.74	92.74

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
704	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
705	68	1	0.00	94.13	94.13
		2	0.00	98.96	98.96
		3	0.00	98.96	98.96
		4	0.00	98.96	98.96
706	68	1	0.00	94.13	94.13
		2	0.00	98.96	98.96
		3	0.00	98.96	98.96
		4	0.00	98.96	98.96
707	103	1	0.00	142.58	142.58
		2	0.00	149.89	149.89
		3	0.00	149.89	149.89
		4	0.00	149.89	149.89
708	84	1	0.00	116.28	116.28
		2	0.00	122.24	122.24
		3	0.00	122.24	122.24
		4	0.00	122.24	122.24
709	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
710	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
711	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
712	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
714	77	1	0.00	106.59	106.59
		2	0.00	112.05	112.05
		3	0.00	112.05	112.05
		4	0.00	112.05	112.05
715	57	1	0.00	78.90	78.90

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
716	57	1	0.00	78.90	78.90
		2	0.00	82.95	82.95
		3	0.00	82.95	82.95
		4	0.00	82.95	82.95
801	86	1	0.00	119.05	119.05
		2	0.00	125.15	125.15
		3	0.00	125.15	125.15
		4	0.00	125.15	125.15
802	78	1	0.00	107.97	107.97
		2	0.00	113.51	113.51
		3	0.00	113.51	113.51
		4	0.00	113.51	113.51
803	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
804	68	1	0.00	94.13	94.13
		2	0.00	98.96	98.96
		3	0.00	98.96	98.96
		4	0.00	98.96	98.96
805	69	1	0.00	95.51	95.51
		2	0.00	100.41	100.41
		3	0.00	100.41	100.41
		4	0.00	100.41	100.41
806	69	1	0.00	95.51	95.51
		2	0.00	100.41	100.41
		3	0.00	100.41	100.41
		4	0.00	100.41	100.41
807	104	1	0.00	143.96	143.96
		2	0.00	151.35	151.35
		3	0.00	151.35	151.35
		4	0.00	151.35	151.35
808	85	1	0.00	117.66	117.66
		2	0.00	123.70	123.70
		3	0.00	123.70	123.70
		4	0.00	123.70	123.70
809	63	1	0.00	87.21	87.21
		2	0.00	91.68	91.68
		3	0.00	91.68	91.68
		4	0.00	91.68	91.68
810	63	1	0.00	87.21	87.21

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	91.68	91.68
		3	0.00	91.68	91.68
		4	0.00	91.68	91.68
811	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
812	62	1	0.00	85.82	85.82
		2	0.00	90.23	90.23
		3	0.00	90.23	90.23
		4	0.00	90.23	90.23
813	78	1	0.00	107.97	107.97
		2	0.00	113.51	113.51
		3	0.00	113.51	113.51
		4	0.00	113.51	113.51
814	78	1	0.00	107.97	107.97
		2	0.00	113.51	113.51
		3	0.00	113.51	113.51
		4	0.00	113.51	113.51
815	58	1	0.00	80.29	80.29
		2	0.00	84.40	84.40
		3	0.00	84.40	84.40
		4	0.00	84.40	84.40
816	58	1	0.00	80.29	80.29
		2	0.00	84.40	84.40
		3	0.00	84.40	84.40
		4	0.00	84.40	84.40
901	90	1	0.00	124.58	124.58
		2	0.00	130.97	130.97
		3	0.00	130.97	130.97
		4	0.00	130.97	130.97
903	71	1	0.00	98.28	98.28
		2	0.00	103.32	103.32
		3	0.00	103.32	103.32
		4	0.00	103.32	103.32
904	72	1	0.00	99.67	99.67
		2	0.00	104.78	104.78
		3	0.00	104.78	104.78
		4	0.00	104.78	104.78
905	73	1	0.00	101.05	101.05
		2	0.00	106.23	106.23
		3	0.00	106.23	106.23
		4	0.00	106.23	106.23
906	160	1	0.00	221.48	221.48

Unit No.	Ownership Interest Entitlement	Period	Operating Fund	Term Maintenance Fund	Total
		2	0.00	232.84	232.84
		3	0.00	232.84	232.84
		4	0.00	232.84	232.84
908	90	1	0.00	124.58	124.58
		2	0.00	130.97	130.97
		3	0.00	130.97	130.97
		4	0.00	130.97	130.97
909	69	1	0.00	95.51	95.51
		2	0.00	100.41	100.41
		3	0.00	100.41	100.41
		4	0.00	100.41	100.41
910	68	1	0.00	94.13	94.13
		2	0.00	98.96	98.96
		3	0.00	98.96	98.96
		4	0.00	98.96	98.96
911	67	1	0.00	92.74	92.74
		2	0.00	97.50	97.50
		3	0.00	97.50	97.50
		4	0.00	97.50	97.50
912	66	1	0.00	91.36	91.36
		2	0.00	96.05	96.05
		3	0.00	96.05	96.05
		4	0.00	96.05	96.05
914	82	1	0.00	113.51	113.51
		2	0.00	119.33	119.33
		3	0.00	119.33	119.33
		4	0.00	119.33	119.33
915	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
916	61	1	0.00	84.44	84.44
		2	0.00	88.77	88.77
		3	0.00	88.77	88.77
		4	0.00	88.77	88.77
	10000		0.00	57,500.01	57,500.01

Proposed Annual Budget

Operating Fund

Body Corporate for Plan No. 477425

1 May 2026 to 30 April 2027

5 Howe Street Freemans Bay Auckland 1011

Expenditure	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Administrative Fees & Charges - Web Hosting	1,428.74	4,000.00	1,500.00	(2,500.00)	(63)
Body Corporate Manager - management fees	48,085.65	48,085.65	49,576.31	1,490.66	3
Caretaking Services	78,289.18	75,686.00	105,000.00	29,314.00	39
Caretaking Services - Building Manager Accommodation	28,208.87	26,226.09	33,280.00	7,053.91	27
Caretaking Services - Cleaning Common Area	41,145.00	44,000.00	41,655.96	(2,344.04)	(5)
Committee Expenses - honorariums	18,000.00	18,000.00	21,000.00	3,000.00	17
Common Property - improvements	5,069.01	6,000.00	6,000.00	-	0
Consultant	4,456.41	10,000.00	5,000.00	(5,000.00)	(50)
Consultant - Building Compliance / BWOFF(Building Warranty of Fitness)	1,549.75	5,000.00	5,000.00	-	0
Consultant - Health & Safety	3,805.22	4,200.00	-	(4,200.00)	(100)
Electricity	46,654.36	45,000.00	50,000.00	5,000.00	11
Fire Protection Services	18,358.06	18,000.00	18,500.00	500.00	3
Garden/Lawn Maintenance	3,193.13	5,700.00	6,000.00	300.00	5
Gymnasium - Gym equipment	-	8,500.00	8,500.00	-	0
Industry Association - membership fees	150.00	150.00	150.00	-	0
Insurance	173,621.37	200,000.00	175,000.00	(25,000.00)	(13)
Insurance - valuation	155.65	-	2,000.00	2,000.00	100
Internal Transfer	50,000.00	-	-	-	0
Lift Maintenance	14,725.38	13,000.00	15,000.00	2,000.00	15
Pool Maintenance	8,567.76	10,000.00	10,000.00	-	0
Repairs and Maintenance	157,075.50	130,000.00	150,000.00	20,000.00	15
Security Services	1,975.00	5,000.00	2,500.00	(2,500.00)	(50)
Security Services - Alarms & Camera - Servicing	4,012.00	5,000.00	5,000.00	-	0
Sundry Expenditure - Community activities	3,273.66	2,000.00	3,000.00	1,000.00	50
Taxes, Fees & Charges - income tax	382.20	450.00	450.00	-	0
Telephone & Internet Services	1,356.65	2,000.00	2,000.00	-	0
Waste Management Services	36,968.31	36,000.00	38,000.00	2,000.00	6
Water	3,626.53	12,000.00	5,000.00	(7,000.00)	(58)
Total Operating Fund Expenditure	754,133.39	733,997.74	759,112.27	25,114.53	3
Additional Revenue	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Gymnasium - Gym equipment	3,860.92	-	-	-	0
Mutual Revenue - penalty interest	1,492.30	-	-	-	0
Non-Mutual Revenue - bank interest	3,038.79	-	-	-	0
Non-Mutual Revenue - dividend on investment	364.00	-	-	-	0
Sundry Revenue - other	1,200.00	-	-	-	0
Total Operating Fund Additional Revenue	9,956.01	-	-	-	0

Proposed Annual Budget (continued)

Operating Fund

Body Corporate for Plan No. 477425

1 May 2026 to 30 April 2027

5 Howe Street Freemans Bay Auckland 1011

Operating Fund Summary		Budget 05/26 - 04/27
Opening balance	0.00	
Expenditure during budget period	759,112.27	
	759,112.27	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	0.00	
Plus Allowance for GST on levies	113,866.84	Per Ent
Budgeted levies to be raised \$	872,979.11	87.2979
Last years budgeted levies raised	844,097.40	84.4097
Variance \$	28,881.71	
Variance %	3.42	
Total Ownership Interest	10000	
*May include insurance contributions		

Proposed Annual Budget

Long Term Maintenance Fund

Body Corporate for Plan No. 477425

1 May 2026 to 30 April 2027

5 Howe Street Freemans Bay Auckland 1011

Expenditure	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Future Capital Works	-	50,000.00	50,000.00	-	0
Repairs and Maintenance	55,692.83	-	-	-	0
Total Long Term Maintenance Fund Expenditure	55,692.83	50,000.00	50,000.00	-	0

Additional Revenue	Actuals 05/25 - 04/26	Budget 05/25 - 04/26	Budget 05/26 - 04/27	Variance \$	Var %
Internal Transfer	50,000.00	-	-	-	0
Mutual Revenue - penalty interest	116.70	-	-	-	0
Total Long Term Maintenance Fund Additional Revenue	50,116.70	-	-	-	0

Long Term Maintenance Fund Summary Budget 05/26 - 04/27

Opening balance	0.00	
Expenditure during budget period	50,000.00	
	50,000.00	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	0.00	
<i>Plus</i> Allowance for GST on levies	7,500.00	Per Ent
Budgeted levies to be raised \$	57,500.00	5.7500
Last years budgeted levies raised	57,500.00	5.7500
Variance \$	0.00	
Variance %	0.00	
Total Ownership Interest	10000	

1 May 2026 to 30 April 2027

Body Corporate for Plan No. 477425
5 Howe Street Freemans Bay Auckland 1011

Proposed Levy Period Start 01/05/2026
Levy Period Duration 12 month(s)
No. of Instalment(s): 4
GST YES

TOTAL LEVIES	Per Period	Per Year
Op Fund Fund	P1 211,791.5400 P2 220,395.8600 P3 220,395.8600 P4 220,395.8500	872,979.11
LTMF Fund	P1 16,639.7400 P2 13,620.0900 P3 13,620.0900 P4 13,620.0800	57,500.00
Total Contribution	P1 228,431.2800 P2 234,015.9500 P3 234,015.9500 P4 234,015.9300	930,479.11

TOTAL LIABILITIES	Per Period	Per Year
Op Fund Fund	P1 21.1792 P2 22.0396 P3 22.0396 P4 22.0396	87.2979
LTMF Fund	P1 1.6640 P2 1.3620 P3 1.3620 P4 1.3620	5.7500
Total Per Lot Liability	P1 22.8431 P2 23.4016 P3 23.4016 P4 23.4016	93.0479

Yearly Levy By Period (Estimate Only)							
Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
1G	1G	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
2G	2G	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
3G	3G	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
4G	4G	58	58	1	1,228.39	96.51	1,324.90
				2	1,278.30	79.00	1,357.29
				3	1,278.30	79.00	1,357.29
				4	1,278.30	79.00	1,357.29
5G	5G	78	78	1	1,651.97	129.79	1,781.76

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total	
				2	1,719.09	106.24	1,825.32	
				3	1,719.09	106.24	1,825.32	
				4	1,719.09	106.24	1,825.32	
6G	6G	70	70	1	1,482.54	116.48	1,599.02	
				2	1,542.77	95.34	1,638.11	
				3	1,542.77	95.34	1,638.11	
				4	1,542.77	95.34	1,638.11	
7G	7G	54	54	1	1,143.67	89.85	1,233.53	
				2	1,190.14	73.55	1,263.69	
				3	1,190.14	73.55	1,263.69	
				4	1,190.14	73.55	1,263.69	
8G	8G	55	55	1	1,164.85	91.52	1,256.37	
				2	1,212.18	74.91	1,287.09	
				3	1,212.18	74.91	1,287.09	
				4	1,212.18	74.91	1,287.09	
9G	9G	53	53	1	1,122.50	88.19	1,210.69	
				2	1,168.10	72.19	1,240.28	
				3	1,168.10	72.19	1,240.28	
				4	1,168.10	72.19	1,240.28	
10G	10G	53	53	1	1,122.50	88.19	1,210.69	
				2	1,168.10	72.19	1,240.28	
				3	1,168.10	72.19	1,240.28	
				4	1,168.10	72.19	1,240.28	
1	1	9	9	1	190.61	14.98	205.59	
				2	198.36	12.26	210.61	
				3	198.36	12.26	210.61	
				4	198.36	12.26	210.61	
2	2	9	9	1	190.61	14.98	205.59	
				2	198.36	12.26	210.61	
				3	198.36	12.26	210.61	
				4	198.36	12.26	210.61	
3	3	9	9	1	190.61	14.98	205.59	
				2	198.36	12.26	210.61	
				3	198.36	12.26	210.61	
				4	198.36	12.26	210.61	
4	4	9	9	1	190.61	14.98	205.59	
				2	198.36	12.26	210.61	
				3	198.36	12.26	210.61	
				4	198.36	12.26	210.61	
5	5	9	9	1	190.61	14.98	205.59	
				2	198.36	12.26	210.61	
				3	198.36	12.26	210.61	
				4	198.36	12.26	210.61	
6	6	9	9	1	190.61	14.98	205.59	

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
7	7	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
8	8	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
9	9	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
10	10	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
11	11	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
12	12	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
13	13	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
14	14	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
15	15	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
16	16	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
17	17	9	9	1	190.61	14.98	205.59

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
18	18	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
19	19	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
20	20	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
21	21	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
22	22	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
23	23	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
24	24	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
25	25	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
26	26	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
27	27	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
28	28	9	9	1	190.61	14.98	205.59

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
29	29	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
30	30	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
31	31	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
32	32	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
33	33	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
34	34	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
35	35	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
36	36	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
37	37	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
38	38	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
39	39	9	9	1	190.61	14.98	205.59

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
40	40	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
41	41	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
42	42	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
43	43	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
44	44	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
45	45	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
46	46	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
47	47	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
48	48	12	12	1	254.15	19.97	274.12
				2	264.48	16.34	280.82
				3	264.48	16.34	280.82
				4	264.48	16.34	280.82
49	49	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
50	50	9	9	1	190.61	14.98	205.59

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
51	51	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
52	52	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
53	53	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
54	54	9	9	1	190.61	14.98	205.59
				2	198.36	12.26	210.61
				3	198.36	12.26	210.61
				4	198.36	12.26	210.61
55	55	7	7	1	148.25	11.65	159.90
				2	154.28	9.53	163.81
				3	154.28	9.53	163.81
				4	154.28	9.53	163.81
56	56	7	7	1	148.25	11.65	159.90
				2	154.28	9.53	163.81
				3	154.28	9.53	163.81
				4	154.28	9.53	163.81
57	57	7	7	1	148.25	11.65	159.90
				2	154.28	9.53	163.81
				3	154.28	9.53	163.81
				4	154.28	9.53	163.81
58	58	7	7	1	148.25	11.65	159.90
				2	154.28	9.53	163.81
				3	154.28	9.53	163.81
				4	154.28	9.53	163.81
101	101	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
102	102	58	58	1	1,228.39	96.51	1,324.90
				2	1,278.30	79.00	1,357.29
				3	1,278.30	79.00	1,357.29
				4	1,278.30	79.00	1,357.29
103	103	59	59	1	1,249.57	98.17	1,347.74

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,300.34	80.36	1,380.69
				3	1,300.34	80.36	1,380.69
				4	1,300.34	80.36	1,380.69
104	104	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
105	105	80	80	1	1,694.33	133.12	1,827.45
				2	1,763.17	108.96	1,872.13
				3	1,763.17	108.96	1,872.13
				4	1,763.17	108.96	1,872.13
106	106	72	72	1	1,524.90	119.81	1,644.71
				2	1,586.85	98.06	1,684.91
				3	1,586.85	98.06	1,684.91
				4	1,586.85	98.06	1,684.91
107	107	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
108	108	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
109	109	55	55	1	1,164.85	91.52	1,256.37
				2	1,212.18	74.91	1,287.09
				3	1,212.18	74.91	1,287.09
				4	1,212.18	74.91	1,287.09
110	110	55	55	1	1,164.85	91.52	1,256.37
				2	1,212.18	74.91	1,287.09
				3	1,212.18	74.91	1,287.09
				4	1,212.18	74.91	1,287.09
111	111	41	41	1	868.35	68.22	936.57
				2	903.62	55.84	959.47
				3	903.62	55.84	959.47
				4	903.62	55.84	959.47
112	112	40	40	1	847.17	66.56	913.73
				2	881.58	54.48	936.06
				3	881.58	54.48	936.06
				4	881.58	54.48	936.06
113	113	40	40	1	847.17	66.56	913.73
				2	881.58	54.48	936.06
				3	881.58	54.48	936.06
				4	881.58	54.48	936.06
201	201	69	69	1	1,461.36	114.81	1,576.18

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,520.73	93.98	1,614.71
				3	1,520.73	93.98	1,614.71
				4	1,520.73	93.98	1,614.71
202	202	73	73	1	1,546.08	121.47	1,667.55
				2	1,608.89	99.43	1,708.32
				3	1,608.89	99.43	1,708.32
				4	1,608.89	99.43	1,708.32
203	203	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
204	204	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
205	205	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
206	206	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
207	207	77	77	1	1,630.79	128.13	1,758.92
				2	1,697.05	104.87	1,801.92
				3	1,697.05	104.87	1,801.92
				4	1,697.05	104.87	1,801.92
208	208	77	77	1	1,630.79	128.13	1,758.92
				2	1,697.05	104.87	1,801.92
				3	1,697.05	104.87	1,801.92
				4	1,697.05	104.87	1,801.92
209	209	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
210	210	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
211	211	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
212	212	55	55	1	1,164.85	91.52	1,256.37

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,212.18	74.91	1,287.09
				3	1,212.18	74.91	1,287.09
				4	1,212.18	74.91	1,287.09
213	213	70	70	1	1,482.54	116.48	1,599.02
				2	1,542.77	95.34	1,638.11
				3	1,542.77	95.34	1,638.11
				4	1,542.77	95.34	1,638.11
214	214	55	55	1	1,164.85	91.52	1,256.37
				2	1,212.18	74.91	1,287.09
				3	1,212.18	74.91	1,287.09
				4	1,212.18	74.91	1,287.09
215	215	39	39	1	825.99	64.89	890.88
				2	859.54	53.12	912.66
				3	859.54	53.12	912.66
				4	859.54	53.12	912.66
216	216	39	39	1	825.99	64.89	890.88
				2	859.54	53.12	912.66
				3	859.54	53.12	912.66
				4	859.54	53.12	912.66
301	301	71	71	1	1,503.72	118.14	1,621.86
				2	1,564.81	96.70	1,661.51
				3	1,564.81	96.70	1,661.51
				4	1,564.81	96.70	1,661.51
303	303	63	63	1	1,334.29	104.83	1,439.12
				2	1,388.49	85.81	1,474.30
				3	1,388.49	85.81	1,474.30
				4	1,388.49	85.81	1,474.30
304	304	64	64	1	1,355.47	106.49	1,461.96
				2	1,410.53	87.17	1,497.70
				3	1,410.53	87.17	1,497.70
				4	1,410.53	87.17	1,497.70
305	305	64	64	1	1,355.47	106.49	1,461.96
				2	1,410.53	87.17	1,497.70
				3	1,410.53	87.17	1,497.70
				4	1,410.53	87.17	1,497.70
306	306	65	65	1	1,376.65	108.16	1,484.80
				2	1,432.57	88.53	1,521.10
				3	1,432.57	88.53	1,521.10
				4	1,432.57	88.53	1,521.10
307	307	80	80	1	1,694.33	133.12	1,827.45
				2	1,763.17	108.96	1,872.13
				3	1,763.17	108.96	1,872.13
				4	1,763.17	108.96	1,872.13
308	308	79	79	1	1,673.15	131.45	1,804.61

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,741.13	107.60	1,848.73
				3	1,741.13	107.60	1,848.73
				4	1,741.13	107.60	1,848.73
309	309	59	59	1	1,249.57	98.17	1,347.74
				2	1,300.34	80.36	1,380.69
				3	1,300.34	80.36	1,380.69
				4	1,300.34	80.36	1,380.69
310	310	59	59	1	1,249.57	98.17	1,347.74
				2	1,300.34	80.36	1,380.69
				3	1,300.34	80.36	1,380.69
				4	1,300.34	80.36	1,380.69
311	311	58	58	1	1,228.39	96.51	1,324.90
				2	1,278.30	79.00	1,357.29
				3	1,278.30	79.00	1,357.29
				4	1,278.30	79.00	1,357.29
312	312	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
314	314	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
315	315	40	40	1	847.17	66.56	913.73
				2	881.58	54.48	936.06
				3	881.58	54.48	936.06
				4	881.58	54.48	936.06
316	316	40	40	1	847.17	66.56	913.73
				2	881.58	54.48	936.06
				3	881.58	54.48	936.06
				4	881.58	54.48	936.06
401	401	82	82	1	1,736.69	136.45	1,873.14
				2	1,807.25	111.68	1,918.93
				3	1,807.25	111.68	1,918.93
				4	1,807.25	111.68	1,918.93
402	402	73	73	1	1,546.08	121.47	1,667.55
				2	1,608.89	99.43	1,708.32
				3	1,608.89	99.43	1,708.32
				4	1,608.89	99.43	1,708.32
403	403	65	65	1	1,376.65	108.16	1,484.80
				2	1,432.57	88.53	1,521.10
				3	1,432.57	88.53	1,521.10
				4	1,432.57	88.53	1,521.10
404	404	65	65	1	1,376.65	108.16	1,484.80

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,432.57	88.53	1,521.10
				3	1,432.57	88.53	1,521.10
				4	1,432.57	88.53	1,521.10
405	405	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
406	406	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
407	407	100	100	1	2,117.92	166.40	2,284.31
				2	2,203.96	136.20	2,340.16
				3	2,203.96	136.20	2,340.16
				4	2,203.96	136.20	2,340.16
408	408	81	81	1	1,715.51	134.78	1,850.29
				2	1,785.21	110.32	1,895.53
				3	1,785.21	110.32	1,895.53
				4	1,785.21	110.32	1,895.53
409	409	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
410	410	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
411	411	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
412	412	59	59	1	1,249.57	98.17	1,347.74
				2	1,300.34	80.36	1,380.69
				3	1,300.34	80.36	1,380.69
				4	1,300.34	80.36	1,380.69
413	413	74	74	1	1,567.26	123.13	1,690.39
				2	1,630.93	100.79	1,731.72
				3	1,630.93	100.79	1,731.72
				4	1,630.93	100.79	1,731.72
414	414	74	74	1	1,567.26	123.13	1,690.39
				2	1,630.93	100.79	1,731.72
				3	1,630.93	100.79	1,731.72
				4	1,630.93	100.79	1,731.72
415	415	56	56	1	1,186.03	93.18	1,279.22

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
416	416	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
501	501	83	83	1	1,757.87	138.11	1,895.98
				2	1,829.29	113.05	1,942.33
				3	1,829.29	113.05	1,942.33
				4	1,829.29	113.05	1,942.33
503	503	65	65	1	1,376.65	108.16	1,484.80
				2	1,432.57	88.53	1,521.10
				3	1,432.57	88.53	1,521.10
				4	1,432.57	88.53	1,521.10
504	504	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
505	505	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
506	506	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
507	507	101	101	1	2,139.09	168.06	2,307.16
				2	2,226.00	137.56	2,363.56
				3	2,226.00	137.56	2,363.56
				4	2,226.00	137.56	2,363.56
508	508	82	82	1	1,736.69	136.45	1,873.14
				2	1,807.25	111.68	1,918.93
				3	1,807.25	111.68	1,918.93
				4	1,807.25	111.68	1,918.93
509	509	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
510	510	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
511	511	60	60	1	1,270.75	99.84	1,370.59

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
512	512	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
514	514	75	75	1	1,588.44	124.80	1,713.23
				2	1,652.97	102.15	1,755.12
				3	1,652.97	102.15	1,755.12
				4	1,652.97	102.15	1,755.12
515	515	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
516	516	56	56	1	1,186.03	93.18	1,279.22
				2	1,234.22	76.27	1,310.49
				3	1,234.22	76.27	1,310.49
				4	1,234.22	76.27	1,310.49
601	601	84	84	1	1,779.05	139.77	1,918.82
				2	1,851.33	114.41	1,965.73
				3	1,851.33	114.41	1,965.73
				4	1,851.33	114.41	1,965.73
602	602	75	75	1	1,588.44	124.80	1,713.23
				2	1,652.97	102.15	1,755.12
				3	1,652.97	102.15	1,755.12
				4	1,652.97	102.15	1,755.12
603	603	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
604	604	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
605	605	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
606	606	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
607	607	102	102	1	2,160.27	169.73	2,330.00

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	2,248.04	138.92	2,386.96
				3	2,248.04	138.92	2,386.96
				4	2,248.04	138.92	2,386.96
608	608	83	83	1	1,757.87	138.11	1,895.98
				2	1,829.29	113.05	1,942.33
				3	1,829.29	113.05	1,942.33
				4	1,829.29	113.05	1,942.33
609	609	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
610	610	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
611	611	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
612	612	60	60	1	1,270.75	99.84	1,370.59
				2	1,322.38	81.72	1,404.10
				3	1,322.38	81.72	1,404.10
				4	1,322.38	81.72	1,404.10
613	613	76	76	1	1,609.62	126.46	1,736.08
				2	1,675.01	103.51	1,778.52
				3	1,675.01	103.51	1,778.52
				4	1,675.01	103.51	1,778.52
614	614	76	76	1	1,609.62	126.46	1,736.08
				2	1,675.01	103.51	1,778.52
				3	1,675.01	103.51	1,778.52
				4	1,675.01	103.51	1,778.52
615	615	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
616	616	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
701	701	85	85	1	1,800.23	141.44	1,941.67
				2	1,873.36	115.77	1,989.14
				3	1,873.36	115.77	1,989.14
				4	1,873.36	115.77	1,989.14
703	703	67	67	1	1,419.00	111.49	1,530.49

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
704	704	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
705	705	68	68	1	1,440.18	113.15	1,553.33
				2	1,498.69	92.62	1,591.31
				3	1,498.69	92.62	1,591.31
				4	1,498.69	92.62	1,591.31
706	706	68	68	1	1,440.18	113.15	1,553.33
				2	1,498.69	92.62	1,591.31
				3	1,498.69	92.62	1,591.31
				4	1,498.69	92.62	1,591.31
707	707	103	103	1	2,181.45	171.39	2,352.84
				2	2,270.08	140.29	2,410.36
				3	2,270.08	140.29	2,410.36
				4	2,270.08	140.29	2,410.36
708	708	84	84	1	1,779.05	139.77	1,918.82
				2	1,851.33	114.41	1,965.73
				3	1,851.33	114.41	1,965.73
				4	1,851.33	114.41	1,965.73
709	709	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
710	710	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
711	711	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
712	712	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
714	714	77	77	1	1,630.79	128.13	1,758.92
				2	1,697.05	104.87	1,801.92
				3	1,697.05	104.87	1,801.92
				4	1,697.05	104.87	1,801.92
715	715	57	57	1	1,207.21	94.85	1,302.06

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
716	716	57	57	1	1,207.21	94.85	1,302.06
				2	1,256.26	77.63	1,333.89
				3	1,256.26	77.63	1,333.89
				4	1,256.26	77.63	1,333.89
801	801	86	86	1	1,821.41	143.10	1,964.51
				2	1,895.40	117.13	2,012.54
				3	1,895.40	117.13	2,012.54
				4	1,895.40	117.13	2,012.54
802	802	78	78	1	1,651.97	129.79	1,781.76
				2	1,719.09	106.24	1,825.32
				3	1,719.09	106.24	1,825.32
				4	1,719.09	106.24	1,825.32
803	803	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
804	804	68	68	1	1,440.18	113.15	1,553.33
				2	1,498.69	92.62	1,591.31
				3	1,498.69	92.62	1,591.31
				4	1,498.69	92.62	1,591.31
805	805	69	69	1	1,461.36	114.81	1,576.18
				2	1,520.73	93.98	1,614.71
				3	1,520.73	93.98	1,614.71
				4	1,520.73	93.98	1,614.71
806	806	69	69	1	1,461.36	114.81	1,576.18
				2	1,520.73	93.98	1,614.71
				3	1,520.73	93.98	1,614.71
				4	1,520.73	93.98	1,614.71
807	807	104	104	1	2,202.63	173.05	2,375.69
				2	2,292.12	141.65	2,433.77
				3	2,292.12	141.65	2,433.77
				4	2,292.12	141.65	2,433.77
808	808	85	85	1	1,800.23	141.44	1,941.67
				2	1,873.36	115.77	1,989.14
				3	1,873.36	115.77	1,989.14
				4	1,873.36	115.77	1,989.14
809	809	63	63	1	1,334.29	104.83	1,439.12
				2	1,388.49	85.81	1,474.30
				3	1,388.49	85.81	1,474.30
				4	1,388.49	85.81	1,474.30
810	810	63	63	1	1,334.29	104.83	1,439.12

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	1,388.49	85.81	1,474.30
				3	1,388.49	85.81	1,474.30
				4	1,388.49	85.81	1,474.30
811	811	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
812	812	62	62	1	1,313.11	103.17	1,416.27
				2	1,366.45	84.44	1,450.90
				3	1,366.45	84.44	1,450.90
				4	1,366.45	84.44	1,450.90
813	813	78	78	1	1,651.97	129.79	1,781.76
				2	1,719.09	106.24	1,825.32
				3	1,719.09	106.24	1,825.32
				4	1,719.09	106.24	1,825.32
814	814	78	78	1	1,651.97	129.79	1,781.76
				2	1,719.09	106.24	1,825.32
				3	1,719.09	106.24	1,825.32
				4	1,719.09	106.24	1,825.32
815	815	58	58	1	1,228.39	96.51	1,324.90
				2	1,278.30	79.00	1,357.29
				3	1,278.30	79.00	1,357.29
				4	1,278.30	79.00	1,357.29
816	816	58	58	1	1,228.39	96.51	1,324.90
				2	1,278.30	79.00	1,357.29
				3	1,278.30	79.00	1,357.29
				4	1,278.30	79.00	1,357.29
901	901	90	90	1	1,906.12	149.76	2,055.88
				2	1,983.56	122.58	2,106.14
				3	1,983.56	122.58	2,106.14
				4	1,983.56	122.58	2,106.14
903	903	71	71	1	1,503.72	118.14	1,621.86
				2	1,564.81	96.70	1,661.51
				3	1,564.81	96.70	1,661.51
				4	1,564.81	96.70	1,661.51
904	904	72	72	1	1,524.90	119.81	1,644.71
				2	1,586.85	98.06	1,684.91
				3	1,586.85	98.06	1,684.91
				4	1,586.85	98.06	1,684.91
905	905	73	73	1	1,546.08	121.47	1,667.55
				2	1,608.89	99.43	1,708.32
				3	1,608.89	99.43	1,708.32
				4	1,608.89	99.43	1,708.32
906	906	160	160	1	3,388.66	266.24	3,654.90

Unit No.	N/A No.	Ownership Interest	Utility Interest	Period	Operating Fund	Term Maintenance Fund	Total
				2	3,526.33	217.92	3,744.26
				3	3,526.33	217.92	3,744.26
				4	3,526.33	217.92	3,744.25
908	908	90	90	1	1,906.12	149.76	2,055.88
				2	1,983.56	122.58	2,106.14
				3	1,983.56	122.58	2,106.14
				4	1,983.56	122.58	2,106.14
909	909	69	69	1	1,461.36	114.81	1,576.18
				2	1,520.73	93.98	1,614.71
				3	1,520.73	93.98	1,614.71
				4	1,520.73	93.98	1,614.71
910	910	68	68	1	1,440.18	113.15	1,553.33
				2	1,498.69	92.62	1,591.31
				3	1,498.69	92.62	1,591.31
				4	1,498.69	92.62	1,591.31
911	911	67	67	1	1,419.00	111.49	1,530.49
				2	1,476.65	91.25	1,567.91
				3	1,476.65	91.25	1,567.91
				4	1,476.65	91.25	1,567.91
912	912	66	66	1	1,397.82	109.82	1,507.65
				2	1,454.61	89.89	1,544.51
				3	1,454.61	89.89	1,544.51
				4	1,454.61	89.89	1,544.51
914	914	82	82	1	1,736.69	136.45	1,873.14
				2	1,807.25	111.68	1,918.93
				3	1,807.25	111.68	1,918.93
				4	1,807.25	111.68	1,918.93
915	915	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
916	916	61	61	1	1,291.93	101.50	1,393.43
				2	1,344.41	83.08	1,427.50
				3	1,344.41	83.08	1,427.50
				4	1,344.41	83.08	1,427.50
		10000	10000		872,979.11	57,500.00	930,479.12

ANNUAL FINANCIAL STATEMENTS

For the period 1 May 2025 to 30 April 2026

Prepared For

Urba Residences

Plan No. 477425

5 Howe Street
Freemans Bay
Auckland 1011

Manager

Chantal Stephan
Barfoot & Thompson Body Corporate*

Printed

1 July 2026

Balance Sheet

Operating & Long Term Maintenance Fund

Body Corporate for Plan No. 477425

As at 30th April 2026

5 Howe Street Freemans Bay Auckland 1011

Assets

2026

Cash		301,649.04
Investment Account	Note 8	306,337.98
Prepaid Expenses	Note 9	43,930.22
Accounts Receivable	Note 10	35,637.83
Levies in Arrears	Note 11	24,528.60
Security Deposit Account	Note 12	2,520.00
Accrued Revenue	Note 16	1,905.00
Total Assets		\$ 716,508.67

Liabilities

Levies in Advance	Note 14	460.00
Accounts Payable Liability	Note 15	53,038.73
Unallocated Monies Received	Note 13	22,212.34
GST Liability		11,785.03
GST balance to disburse		5,167.51
Total Liabilities		\$ 92,663.61

Net Assets	\$ 623,845.06
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Equity

Operating Fund	239,074.34
Long Term Maintenance Fund	384,770.72
Total Equity	\$ 623,845.06

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 477425

1 May 2025 to 30 April 2026

5 Howe Street Freemans Bay Auckland 1011

	Actuals 01/05/25 30/04/26	Budget 01/05/25 30/04/26	Variance \$ 01/05/25 30/04/26	Variance % 01/05/25 30/04/26
Income				
Levies - normal	733,997.61	733,997.74	(0.13)	0
Mutual Revenue - penalty interest	1,492.30	0.00	1,492.30	100
Non-Mutual Revenue - bank interest	3,038.79	0.00	3,038.79	100
Non-Mutual Revenue - dividend on investment	364.00	0.00	364.00	100
Sundry Revenue - other	1,200.00	0.00	1,200.00	100
Total Operating Fund Income	740,092.70	733,997.74	6,094.96	1
Expenditure				
Administrative Fees & Charges - Web Hosting	1,428.74	4,000.00	2,571.26	64
Body Corporate Manager - management fees	48,085.65	48,085.65	0	0
Caretaking Services	78,289.18	75,686.00	(2,603.18)	(3)
Caretaking Services - Building Manager Accommod...	28,208.87	26,226.09	(1,982.78)	(8)
Caretaking Services - Cleaning Common Area	41,145.00	44,000.00	2,855.00	6
Committee Expenses - honorariums	18,000.00	18,000.00	0	0
Common Property - improvements	5,069.01	6,000.00	930.99	16
Consultant	4,456.41	10,000.00	5,543.59	55
Consultant - Building Compliance / BWOF(Building ...	1,549.75	5,000.00	3,450.25	69
Consultant - Health & Safety	3,805.22	4,200.00	394.78	9
Electricity	46,654.36	45,000.00	(1,654.36)	(4)
Fire Protection Services	18,358.06	18,000.00	(358.06)	(2)
Garden/Lawn Maintenance	3,193.13	5,700.00	2,506.87	44
Gymnasium - Gym equipment	(3,860.92)	8,500.00	12,360.92	100
Industry Association - membership fees	150.00	150.00	0	0
Insurance	173,621.37	200,000.00	26,378.63	13
Insurance - valuation	155.65	0.00	(155.65)	(100)
Internal Transfer	50,000.00	0.00	(50,000.00)	(100)
Lift Maintenance	14,725.38	13,000.00	(1,725.38)	(13)
Pool Maintenance	8,567.76	10,000.00	1,432.24	14
Repairs and Maintenance	157,075.50	130,000.00	(27,075.50)	(21)
Security Services	1,975.00	5,000.00	3,025.00	61
Security Services - Alarms & Camera - Servicing	4,012.00	5,000.00	988.00	20
Sundry Expenditure - Community activities	3,273.66	2,000.00	(1,273.66)	(64)
Taxes, Fees & Charges - income tax	382.20	450.00	67.80	15
Telephone & Internet Services	1,356.65	2,000.00	643.35	32
Waste Management Services	36,968.31	36,000.00	(968.31)	(3)
Water	3,626.53	12,000.00	8,373.47	70
Total Operating Fund Expenditure	750,272.47	733,997.74	(16,274.73)	(2)
Surplus / Deficit for period	(10,179.77)	0		

Income and Expenditure Statement (continued)

Operating Fund

Body Corporate for Plan No. 477425

1 May 2025 to 30 April 2026

5 Howe Street Freemans Bay Auckland 1011

Summary

Opening Balance as at 1 May 2025	249,254.12
Total Revenue during period	740,092.70
Total Expenditure during period	(750,272.47)
Operating Fund balance as at 30 April 2026	\$ 239,074.35

Income and Expenditure Statement
Long Term Maintenance Fund

Body Corporate for Plan No. 477425
1 May 2025 to 30 April 2026

5 Howe Street Freemans Bay Auckland 1011

	Actuals 01/05/25 30/04/26	Budget 01/05/25 30/04/26	Variance \$ 01/05/25 30/04/26	Variance % 01/05/25 30/04/26
Income				
Internal Transfer	50,000.00	0.00	50,000.00	100
Levies - normal	50,001.28	50,000.00	1.28	0
Mutual Revenue - penalty interest	116.70	0.00	116.70	100
Total Long Term Maintenance Fund Income	100,117.98	50,000.00	50,117.98	100
Expenditure				
Future Capital Works	0.00	50,000.00	50,000.00	100
Repairs and Maintenance	55,692.83	0.00	(55,692.83)	(100)
Total Long Term Maintenance Fund Expenditure	55,692.83	50,000.00	(5,692.83)	(11)
Surplus / Deficit for period	44,425.15	0		

Summary

Opening Balance as at 1 May 2025	340,345.57
Total Revenue during period	100,117.98
Total Expenditure during period	(55,692.83)
Long Term Maintenance Fund balance as at 30 April 2026	\$ 384,770.72

Notes To Financial Statements

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

The financials are prepared on the Accruals basis.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the IRD when calculating GST transactions. This amount is net of GST.

Note 7 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 8 Investment Account

Detail	Amount
BNZ TD4 (maturing 28.07.26)	306337.98
	\$ 306,337.98

Note 9 Prepaid Expenses

Detail	Amount
Commercial Insurance Exchange Insurance: 10/07/2025 to 10/07/2026 (Effective	764.07
Commercial Insurance Exchange Insurance: 10/07/2025 to 10/07/2026	37603.45
Cove Compliance Limited Building Warrant of Fitness Issuance and Annual Passive IQP Inspection	872.38
KONE Elevators Pty Ltd Service Fee for period 01.04.2026 to 30.06.2026	2742.44
Ask Metro Fire Limited Routine testing/ inspections	970.69
BDR Security Ltd Six monthly access control maintenance	661.02
Rentokil Initial Limited Service Period 01/04/26 - 30/06/26	316.17
	\$ 43,930.22

Note 10 Accounts Receivable

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Notes To Financial Statements

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

Detail	Amount
Guy Cazaux Oncharge: OBMS, Invoice no: 381, Description: After hours call out - Damaged to newly painted flo...	155.25
JOURNAL Dishonor the received payment on 05/09/2025 (LM Martin)	1895.00
JOURNAL Dishonor the received payment on 05/09/2025 (Smart billing)	921.44
MAC International Property Limited Annual rental of Lockboxes - Extra lockbox	230.00
MAC International Property Limited Annual rental of Lockboxes - Unit 402	230.00
MAC International Property Limited Annual rental of Lockboxes - Unit 9G	230.00
Sibylle de Chateau-Thierry Annual rental of Lockboxes - Unit 216	230.00
Smart Billing Solutions Limited (Urba) Cold & Hot Water: 27.02.2026 - 29.04.2026	24191.52
Smart Billing Solutions Water and Natural Gas oncharge margin to 29/02/2024 as per breakdown supplied @ 2354...	238.74
Smart Billing Solutions Water and natural gas oncharge margin to 31.03.20	7315.88
	\$ 35,637.83

Note 11 Levies in Arrears - also see note 2

Detail	Amount
Unit: 1G Unit: 1G	3008.62
Unit: 101 Unit: 101	5957.23
Unit: 203 Unit: 203	2.75
Unit: 305 Unit: 305	1552.47
Unit: 307 Unit: 307	1720.17
Unit: 310 Unit: 310	1347.74
Unit: 409 Unit: 409	402.50
Unit: 506 Unit: 506	1111.19
Unit: 616 Unit: 616	913.90
Unit: 807 Unit: 807	2795.16
Unit: 809 Unit: 809	1158.95
Unit: 10 Unit: 10	609.56
Unit: 49 Unit: 49	609.56
Unit: 51 Unit: 51	14.98
Unit: 904 Unit: 904	3323.82
	\$ 24,528.60

Note 12 Security Deposit Account

Detail	Amount
Bond - Building manager's accommodation Barfoot & Thompson	2520.00
	\$ 2,520.00

Note 13 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: 2G Unit: 2G	800.62
Unit: 9G Unit: 9G	1097.85
Unit: 106 Unit: 106	2000.00
Unit: 211 Unit: 211	2041.75
Unit: 216 Unit: 216	0.39
Unit: 401 Unit: 401	1946.01
Unit: 407 Unit: 407	2000.00
Unit: 409 Unit: 409	78.13
Unit: 414 Unit: 414	4031.40
Unit: 415 Unit: 415	2000.00
Unit: 503 Unit: 503	0.02
Unit: 607 Unit: 607	0.80
Unit: 705 Unit: 705	3647.46
Unit: 711 Unit: 711	2000.00
Unit: 806 Unit: 806	0.16
Unit: 5 Unit: 5	90.80
Unit: 9 Unit: 9	0.95
Unit: 36 Unit: 36	218.05
Unit: 37 Unit: 37	230.51
Unit: 51 Unit: 51	27.44
	\$ 22,212.34

Notes To Financial Statements

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

Note 14 Levies in Advance - also see note 2

Detail	Amount
Lot: 516 Unit: 516	460.00
	\$ 460.00

Note 15 Accounts Payable Liability

Detail	Amount
AlSCO NZ t/a AlSCO Fresh & Clean Dust Mats	239.27
Alta Safety Ltd Annual Inspection and Certification of Fall Protection / Abseil Safety Systems	1058.00
Assist Trade Services Limited Refund for invoice 63084 paid twice	-1203.45
Barfoot & Thompson Body Corporate* Credits on overcharged debt recovery costs	-560.00
Barfoot & Thompson Body Corporate* Disbursements & Services	17.25
Barfoot & Thompson Body Corporate* Refund of overcharged	-0.03
Barfoot & Thompson Body Corporate* Reversal of debt recovery costs	-287.50
Barfoot & Thompson Body Corporate* Reversal of debt recovery costs: Unit 301	-172.50
Barfoot & Thompson Body Corporate* Reversal of Debt Recovery Costs - Unit 616	-402.50
Barfoot & Thompson Grey Lynn Rental Unit 504 rent	630.00
Cowan Law Demand on unit 43	1592.75
Kbros Limited 141 meals	2397.00
Mace Landscape Group (Mace Contractors Ltd t/a) Monthly garden maintenance	272.92
Mercury Monthly Power	4577.37
Mercury Monthly Power	1012.82
OBMS Building Management Ltd Cleaning Services April 2026	3864.00
OBMS Building Management Ltd Duplicate payment: Shortfall Mgmt fee made on 31/07/2025	-353.80
Oceans Electrical Limited BWOE Emergency Lighting IQP Inspections	632.50
Oceans Electrical Limited Car park EM lighting replacements	1302.82
PASSIVE FIRE NZ LTD Passive Fire solutions supplied and Installed	575.00
Pool Magic By Humphreys Pool Maintenance	296.47
Prospec Plumbing & Gas Drip Tray	1069.50
R H Decorators Carpet Replacement	4862.20
R H Decorators Courtyard tiles alignment - Floor matting repair	937.25
R H Decorators Ground floor and B1 lift lobby Epoxy floor application	1322.50
Rubbish Direct Ltd Monthly Rubbish	3545.79
Smart Billing Solutions Limited (Urba) Cold & Hot Water: 27.02.2026 - 29.04.2026	20063.01
Smart Billing Solutions Limited (Urba) Credit Monthly Water	-242.42
Smart Billing Solutions Limited (Urba) Monthly Water	1229.92
Smart Billing Solutions Limited (Urba) Water invoicing service: 27.02.2026 - 29.04.2026	4128.51
Watchu Security NVR requiring repeated resets due to ongoing stability issues	574.08
Zonglin Yang Unit 504 rent	60.00
	\$ 53,038.73

Note 16 Accrued Revenue

Detail	Amount
On-charge: Cowan Law inv 21078 plus Admin fee	1400.00
Accrued for Pre-contract disclosure statement	400.00
Service charge for 11 instalments payment from Nov 2025	105.00
	\$ 1,905.00

ANNUAL FINANCIAL STATEMENTS

For the period 1 May 2025 to 30 April 2026

Cost Centre : Contingenc

Prepared For

Urba Residences

Plan No. 477425

5 Howe Street
Freemans Bay
Auckland 1011

Manager

Chantal Stephan
Barfoot & Thompson Body Corporate*

Printed

1 July 2026

Balance Sheet

Cost Centre : Contingenc

Body Corporate for Plan No. 477425

As at 30th April 2026

5 Howe Street Freemans Bay Auckland 1011

Assets		2026
Cash		(14,054.15)
Levies in Arrears	Note 8	1,413.92
GST Asset		6,769.81
Total Assets		(\$ 5,870.42)

Liabilities		
Unallocated Monies Received	Note 9	1,046.52
Total Liabilities		\$ 1,046.52
Net Assets		(\$ 6,916.94)

Equity		
Operating Fund		0.00
Long Term Maintenance Fund		(6,916.94)
Total Equity		(\$ 6,916.94)

5 Howe Street Freemans Bay Auckland 1011

Income	Actuals	Budget	Variance \$	Variance %
	01/05/25	01/05/25	01/05/25	01/05/25
	30/04/26	30/04/26	30/04/26	30/04/26
Total Operating Fund Income	0.00	0.00	0	0

Summary

Opening Balance as at 1 May 2025	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Operating Fund balance as at 30 April 2026	\$ 0.00

Income and Expenditure Statement

Long Term Maintenance Fund

Body Corporate for Plan No. 477425

Cost Centre : Contingenc 1 May 2025 to 30 April 2026

5 Howe Street Freemans Bay Auckland 1011

	Actuals 01/05/25 30/04/26	Budget 01/05/25 30/04/26	Variance \$ 01/05/25 30/04/26	Variance % 01/05/25 30/04/26
Income				
Levies - normal	49,999.46	50,000.00	(0.54)	0
Mutual Revenue - penalty interest	16.64	0.00	16.64	100
Total Long Term Maintenance Fund Income	50,016.10	50,000.00	16.10	0
Expenditure				
Consultant	8,890.00	0.00	(8,890.00)	(100)
Fire Protection Services	3,704.85	0.00	(3,704.85)	(100)
Repairs and Maintenance	98,567.13	50,000.00	(48,567.13)	(97)
Repairs and Maintenance - Hot Water pipes	27,689.50	0.00	(27,689.50)	(100)
Total Long Term Maintenance Fund Expenditure	138,851.48	50,000.00	(88,851.48)	(178)
Surplus / Deficit for period	(88,835.38)	0		

Summary

Opening Balance as at 1 May 2025	81,918.44
Total Revenue during period	50,016.10
Total Expenditure during period	(138,851.48)
Long Term Maintenance Fund balance as at 30 April 2026	(\$ 6,916.94)

Notes To Financial Statements

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

The financials are prepared on the Accruals basis.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the IRD when calculating GST transactions. This amount is net of GST.

Note 7 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Unit: 1G Unit: 1G	233.11
Unit: 101 Unit: 101	328.30
Unit: 305 Unit: 305	88.59
Unit: 307 Unit: 307	110.74
Unit: 310 Unit: 310	81.67
Unit: 409 Unit: 409	83.05
Unit: 506 Unit: 506	93.40
Unit: 807 Unit: 807	144.99
Unit: 10 Unit: 10	12.55
Unit: 37 Unit: 37	12.46
Unit: 49 Unit: 49	12.55
Unit: 51 Unit: 51	12.46
Unit: 904 Unit: 904	200.05
	\$ 1,413.92

Note 9 Unallocated Monies Received - also see note 3

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Notes To Financial Statements

Body Corporate for Plan No. 477425

5 Howe Street Freemans Bay Auckland 1011

Detail	Amount
Unit: 616 Unit: 616	913.90
Unit: 809 Unit: 809	132.62
	\$ 1,046.52