

**APPROVED**

**Body Corporate  
BC349938  
Heather Street**

**FINANCIAL REPORTS**

**01<sup>st</sup> September 2019  
31<sup>st</sup> August 2020**



**FIRSTSTREET**  
BODY CORP MANAGEMENT

**Body Corporate 349938**

Heather Street  
Parnell  
Auckland

**Balance Sheet [Last Year Analysis]****August 2020**

21/09/2020  
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	<b>This Year</b>	<b>Last Year</b>
<b>Assets</b>		
Trust Account - DSN 002	\$63,161.23	\$79,502.05
Contingency Fund - DSN 0017	\$18,231.20	\$8,128.79
LTMP Fund - DSN 0037	\$34,530.73	\$31,456.62
<b>Total Assets</b>	<b>\$115,923.16</b>	<b>\$119,087.46</b>
<b>Liabilities</b>		
Creditors Outstanding	\$4,284.04	\$8,121.38
Accruals	\$50,000.00	\$80,680.00
Pre Paid Levies	\$312.65	\$614.63
LTMP - DSN 0037	\$34,530.73	\$31,456.62
<b>Total Liabilities</b>	<b>\$89,127.42</b>	<b>\$120,872.63</b>
<b>Net Assets</b>	<b>\$26,795.74</b>	<b>-\$1,785.17</b>
<b>Equity</b>		
Current Earnings	\$8,579.46	-\$9,899.04
Retained Earnings	-\$6,457.56	\$3,441.48
Contingency Transfer	\$25,378.40	\$5,376.95
Transfer to LTMF	-\$704.56	-\$704.56
<b>Total Equity</b>	<b>\$26,795.74</b>	<b>-\$1,785.17</b>

**Body Corporate 349938**

Heather Street  
Parnell  
Auckland

**Profit & Loss [Budget Analysis]****September 2019 through August 2020**

21/09/2020  
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	<b>Selected Period</b>	<b>Budgeted</b>	<b>\$ Difference</b>
Income			
Levy Income	\$149,818.00	\$149,818.00	\$0.00
Interest Received	\$10.48	\$0.00	\$10.48
Total Income	<u>\$149,828.48</u>	<u>\$149,818.00</u>	<u>\$10.48</u>
Expenses			
General Expenses	\$250.00	\$0.00	\$250.00
Bank Fees	\$350.00	\$350.00	\$0.00
Building Managers Fees	\$29,775.20	\$29,800.00	-\$24.80
Insurance	\$22,147.08	\$22,148.00	-\$0.92
Repairs & Maintenance	\$26,965.52	\$30,000.00	-\$3,034.48
Special Levy Paint/Carpet	-\$2,100.00	\$0.00	-\$2,100.00
Health & Safety	\$0.00	\$500.00	-\$500.00
Lift Phone	\$780.94	\$800.00	-\$19.06
Power	\$7,141.45	\$7,000.00	\$141.45
Pest Control	\$621.00	\$2,600.00	-\$1,979.00
Secretarial Fees	\$9,800.04	\$9,800.00	\$0.04
Water	\$14.76	\$100.00	-\$85.24
Building Compliance	\$2,099.25	\$2,500.00	-\$400.75
Lift Maintenance	\$5,741.70	\$5,800.00	-\$58.30
Fire Protection	\$2,742.08	\$3,500.00	-\$757.92
Valuation	\$920.00	\$920.00	\$0.00
Contingency Fund	\$20,000.00	\$20,000.00	\$0.00
LTMP Fund	\$14,000.00	\$14,000.00	\$0.00
Total Expenses	<u>\$141,249.02</u>	<u>\$149,818.00</u>	<u>-\$8,568.98</u>
Operating Profit	<u>\$8,579.46</u>	<u>\$0.00</u>	<u>\$8,579.46</u>
Other Expenses			
Net Profit/(Loss)	<u>\$8,579.46</u>	<u>\$0.00</u>	<u>\$8,579.46</u>

Body Corporate 349938  
Heather Street  
Parnell  
Auckland

General Ledger [Detail]

01/09/2019 To 31/08/2020

02/11/2020  
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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocation
6-0100 General Expenses						
Beginning Balance:			\$0.00			
00002106	10/10/2019	Amora Hotel - Room Hire 10/10/2019	\$250.00			
Total:			\$250.00	\$0.00	\$250.00	
6-0200 Bank Fees						
Beginning Balance:			\$0.00			
100850	10/06/2020	Westpac Banking	\$350.00			
Total:			\$350.00	\$0.00	\$350.00	
6-0300 Building Managers Fees						
Beginning Balance:			\$0.00cr			
00002085	05/09/2019	Craig Bong - Building Management Fee	\$572.60			
00002086	12/09/2019	Craig Bong - Building Management Fee	\$572.60			
00002092	19/09/2019	Craig Bong - Building Management Fee	\$572.60			
00002093	26/09/2019	Craig Bong - Building Management Fee	\$572.60			
00002095	03/10/2019	Craig Bong - Building Management Fee	\$572.60			
00002103	10/10/2019	Craig Bong - Building Management Fee	\$572.60			
00002107	17/10/2019	Craig Bong - Building Management Fee	\$572.60			
00002109	24/10/2019	Craig Bong - Building Management Fee	\$572.60			
00002112	31/10/2019	Craig Bong - Building Management Fee	\$572.60			
00002113	07/11/2019	Craig Bong - Building Management Fee	\$572.60			
00002115	14/11/2019	Craig Bong - Building Management Fee	\$572.60			
00002118	21/11/2019	Craig Bong - Building Management Fee	\$572.60			
00002122	28/11/2019	Craig Bong - Building Management Fee	\$572.60			
00002125	05/12/2019	Craig Bong - Building Management Fee	\$572.60			
00002128	12/12/2019	Craig Bong - Building Management Fee	\$572.60			
00002132	19/12/2019	Craig Bong - Building Management Fee	\$572.60			
00002133	26/12/2019	Craig Bong - Building Management Fee	\$572.60			
00002134	02/01/2020	Craig Bong - Building Management Fee	\$572.60			
00002137	09/01/2020	Craig Bong - Building Management Fee	\$572.60			
00002139	16/01/2020	Craig Bong - Building Management Fee	\$572.60			
00002142	23/01/2020	Craig Bong - Building Management Fee	\$572.60			
00002145	30/01/2020	Craig Bong - Building Management Fee	\$572.60			
00002146	06/02/2020	Craig Bong - Building Management Fee	\$572.60			
00002148	13/02/2020	Craig Bong - Building Management Fee	\$572.60			
00002152	20/02/2020	Craig Bong - Building Management Fee	\$572.60			

# Body Corporate 349938

## General Ledger [Detail]

01/09/2019 To 31/08/2020

02/11/2020  
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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocator
<b>6-0300 Building Managers Fees \$0.00cr</b>						
<b>Beginning Balance:</b>						
00002155	27/02/2020	Craig Bong - Building Management Fee	\$572.60			
00002156	05/03/2020	Craig Bong - Building Management Fee	\$572.60			
00002158	12/03/2020	Craig Bong - Building Management Fee	\$572.60			
00002161	19/03/2020	Craig Bong - Building Management Fee	\$572.60			
00002162	26/03/2020	Craig Bong - Building Management Fee	\$572.60			
00002163	02/04/2020	Craig Bong - Building Management Fee	\$572.60			
00002168	09/04/2020	Craig Bong - Building Management Fee	\$572.60			
00002170	16/04/2020	Craig Bong - Building Management Fee	\$572.60			
00002172	23/04/2020	Craig Bong - Building Management Fee	\$572.60			
00002174	30/04/2020	Craig Bong - Building Management Fee	\$572.60			
00002176	07/05/2020	Craig Bong - Building Management Fee	\$572.60			
00002177	14/05/2020	Craig Bong - Building Management Fee	\$572.60			
00002179	21/05/2020	Craig Bong - Building Management Fee	\$572.60			
00002182	28/05/2020	Craig Bong - Building Management Fee	\$572.60			
00002183	04/06/2020	Craig Bong - Building Management Fee	\$572.60			
00002185	11/06/2020	Craig Bong - Building Management Fee	\$572.60			
00002189	17/06/2020	Craig Bong - Building Management Fee	\$572.60			
00002190	25/06/2020	Craig Bong - Building Management Fee	\$572.60			
00002194	02/07/2020	Craig Bong - Building Management Fee	\$572.60			
00002200	09/07/2020	Craig Bong - Building Management Fee	\$572.60			
00002205	16/07/2020	Craig Bong - Building Management Fee	\$572.60			
00002207	23/07/2020	Craig Bong - Building Management Fee	\$572.60			
00002211	29/07/2020	Craig Bong - Building Management Fee	\$572.60			
00002213	06/08/2020	Craig Bong - Building Management Fee	\$572.60			
00002216	13/08/2020	Craig Bong - Building Management Fee	\$572.60			
00002219	20/08/2020	Craig Bong - Building Management Fee	\$572.60			
00002221	27/08/2020	Craig Bong - Building Management Fee	\$572.60			
<b>Total:</b>			\$29,775.20	\$0.00	\$29,775.20	
<b>6-0400 Insurance \$0.00</b>						
<b>Beginning Balance:</b>						
00002098	01/11/2019	Broker Web Risk Services - Material Damage Insurance 01/11/19 - 01/11/20	\$19,504.15			
00002099	01/11/2019	Broker Web Risk Services - Liability Insurance 01/11/19 - 01/11/20	\$943.00			
00002100	01/11/2019	PBroker Web Risk Services - Combined Liability Insurance 01/11/19 - 01/11/20	\$951.63			
00002101	01/11/2019	Broker Web Risk Services - Funding for period 01/11/19 - 01/11/20	\$748.30			
<b>Total:</b>			\$22,147.08	\$0.00	\$22,147.08	

Body Corporate 349938  
General Ledger [Detail]

01/09/2019 To 31/08/2020

02/11/2020  
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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocation
<b>6-0600 Repairs &amp; Maintenance \$0.00cr</b>						
<b>Beginning Balance:</b>						
00002110	25/09/2019	Vertrans Lift Surveys & Certification - Report on lift condition with recommendations and cost	\$736.00			
00002096	30/09/2019	Urban Security - PC wasnt delivered to site as requested 2,9,12 & 19/09/19	\$3,506.35			
00002127	30/11/2019	Access NZ 2005 - Leak from Fan	\$1,904.98			
00002124	04/12/2019	Craig Bong - Purchase Vacuum/Weed Sprayer	\$154.94			
00002138	17/12/2019	Gunac South Auckland - Current moisture ingress appears to affect ceiling, close to the outer wall	\$2,319.55			
00002150	14/02/2020	Assa Aloy - Preventative Maintenance Service	\$279.45			
00002203	23/06/2020	Smartway Security - CCTV as per proposal	\$4,314.45			
00002197	30/06/2020	Access NZ 2005 - Supply and Install mesh to vents	\$7,429.00			
00002198	30/06/2020	Oakwood Treecare & Consultancy Ltd	\$1,012.00			
00002204	13/07/2020	Smooth Maintenance - Extend paint in one section of carpark	\$642.67			
00002206	17/07/2020	Assa Aloy - Preventative Maintenance Service	\$388.70			
00002217	14/08/2020	Water Works - Attend for blocked drain	\$263.93			
00002220	24/08/2020	Access NZ 2005 - Waterproofing around edge flashing level 4 balcony	\$4,013.50			
Total:			\$26,965.52	\$0.00	\$26,965.52	
<b>6-0601 Special Levy Paint/Carpet \$0.00</b>						
<b>Beginning Balance:</b>						
GJ000070	01/09/2019	YE Accrual Reversal		\$30,680.00		
00002088	09/09/2019	Platinum Painters - Interior Painting	\$28,580.00			
Total:			\$28,580.00	\$30,680.00	\$2,100.00cr	
<b>6-0620 Lift Phone \$0.00</b>						
<b>Beginning Balance:</b>						
00002094	22/09/2019	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002111	22/10/2019	Telecom New Zealand Limited - Lift Phone	\$63.57			
00002123	22/11/2019	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002144	22/12/2019	Telecom New Zealand Limited - Lift Phone	\$81.94			
00002143	22/01/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002154	22/02/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002164	22/03/2020	Telecom New Zealand Limited - Lift Phone	\$63.57			
00002173	22/04/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002180	22/05/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002191	22/06/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002209	22/07/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
00002222	22/08/2020	Telecom New Zealand Limited - Lift Phone	\$63.54			
Total:			\$780.94	\$0.00	\$780.94	

# Body Corporate 349938

## General Ledger [Detail]

01/09/2019 To 31/08/2020

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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocation
<b>6-0640 Power</b>						
<b>Beginning Balance:</b>						
		\$0.00cr				
00002087	06/09/2019	Meridian Energy Ltd - Power for period 05/08/2019 - 01/09/2019	\$575.17			
00002102	07/10/2019	Meridian Energy Ltd - Power for period 02/09/2019 - 04/10/2019	\$663.28			
00002114	06/11/2019	Meridian Energy Ltd - Power for period 05/10/2019 - 04/11/2019	\$618.15			
00002126	06/12/2019	Meridian Energy Ltd - Power for period 05/11/2019 - 04/12/2019	\$595.59			
00002135	06/01/2020	Meridian Energy Ltd - Power for period 05/12/2019 - 04/01/2020	\$614.67			
00002153	07/02/2020	Meridian Energy Ltd - Power for period 05/01/2020 - 04/02/2020	\$612.36			
00002157	06/03/2020	Meridian Energy Ltd - Power for period 05/02/2020 - 04/03/2020	\$563.76			
00002167	06/04/2020	Meridian Energy Ltd - Power for period 05/03/2020 - 04/04/2020	\$611.33			
00002175	06/05/2020	Meridian Energy Ltd - Power for period 05/04/2020 - 04/05/2020	\$564.97			
00002184	08/06/2020	Meridian Energy Ltd - Power for period 05/05/2020 - 04/06/2020	\$577.40			
00002195	06/07/2020	Meridian Energy Ltd - Power for period 05/06/2020 - 04/07/2020	\$564.05			
00002214	06/08/2020	Meridian Energy Ltd - Power for period 05/07/2020 - 04/08/2020	\$580.72			
<b>Total:</b>			\$7,141.45	\$0.00	\$7,141.45	
<b>6-0670 Pest Control</b>						
<b>Beginning Balance:</b>						
		\$0.00				
00002193	29/06/2020	Economic Pest Control - Pest Control Service	\$207.00			
00002212	30/07/2020	Economic Pest Control - Pest Control Service	\$207.00			
00002223	31/08/2020	Economic Pest Control - Pest Control Service	\$207.00			
<b>Total:</b>			\$621.00	\$0.00	\$621.00	
<b>6-0700 Secretarial Fees</b>						
<b>Beginning Balance:</b>						
		\$0.00				
00002089	17/09/2019	First Street - Secretarial Fees for period 01/09/19 - 30/09/19	\$816.67			
00002108	17/10/2019	First Street - Secretarial Fees for period 01/10/19 - 31/10/19	\$816.67			
00002116	18/11/2019	First Street - Secretarial Fees for period 01/11/19 - 30/11/19	\$816.67			
00002131	16/12/2019	First Street - Secretarial Fees for period 01/12/19 - 31/12/19	\$816.67			
00002140	15/01/2020	First Street - Secretarial Fees for period 01/01/20 - 31/01/20	\$816.67			
00002149	17/02/2020	First Street - Secretarial Fees for period 01/02/20 - 29/02/20	\$816.67			
00002159	16/03/2020	First Street - Secretarial Fees for period 01/03/20 - 31/03/20	\$816.67			
00002169	16/04/2020	First Street - Secretarial Fees for period 01/04/20 - 30/04/20	\$816.67			
00002178	15/05/2020	First Street - Secretarial Fees for period 01/05/20 - 31/05/21	\$816.67			
00002187	16/06/2020	First Street - Secretarial Fees for period 01/06/20 - 30/06/20	\$816.67			
00002202	14/07/2020	First Street - Secretarial Fees for period 01/07/20 - 31/07/20	\$816.67			
00002218	18/08/2020	First Street - Secretarial Fees for period 01/08/20 - 31/08/20	\$816.67			
<b>Total:</b>			\$9,800.04	\$0.00	\$9,800.04	

# Body Corporate 349938

## General Ledger [Detail]

01/09/2019 To 31/08/2020

02/11/2020  
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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocation
<b>6-1120 Water</b>						
<b>Beginning Balance:</b>						
00002129	30/11/2019	Energyco - Water reading for period 23/09/2019 - 23/10/2019	\$7.38			
00002147	30/01/2020	Energyco - Water reading for period 23/12/2019 - 23/01/2020	\$7.38			
Total:			\$14.76	\$0.00	\$14.76	
<b>6-2130 Building Compliance</b>						
<b>Beginning Balance:</b>						
00002117	19/11/2019	Schindler Lifts - Annual IQP inspection for all units on site	\$379.50			
00002120	22/11/2019	Auckland Independently Qualified - IQP Certificates for Building Warrant of Fitness	\$442.75			
00002130	12/12/2019	Auckland City Council - Building Warrant of Fitness Renewal	\$150.00			
00002151	13/02/2020	Schindler Lifts NZ Limited - Supply & install an extra handrail to the rear wall	\$1,127.00			
Total:			\$2,099.25	\$0.00	\$2,099.25	
<b>6-2150 Lift Maintenance</b>						
<b>Beginning Balance:</b>						
00002066	01/09/2019	Schindler Lifts - Lift service for period 01/09/2019 - 30/11/2019	\$1,419.47			
00002105	01/12/2019	Schindler Lifts - Lift service for period 01/12/2019 - 29/02/2020	\$1,419.47			
00002141	31/01/2020	Schindler Lifts - Lift service for period 01/03/2020 - 31/05/2020	\$1,451.38			
00002171	30/04/2020	Schindler Lifts - Lift service for period 01/06/2020 - 31/08/2020	\$1,451.38			
Total:			\$5,741.70	\$0.00	\$5,741.70	
<b>6-2160 Fire Protection</b>						
<b>Beginning Balance:</b>						
00002097	01/10/2019	ADT Fire Monitoring - Monitoring for period 01/10/2019 - 31/12/2019	\$186.27			
00002104	10/10/2019	Fire System Maintenance Ltd - Quarterly Testing Oct/Nov/Dec 2019	\$480.13			
00002121	15/11/2019	National Fire Protection - Check & Certify Hose Reel	\$76.48			
00002136	01/01/2020	ADT Fire Monitoring - Monitoring for period 01/01/2020 - 31/03/2020	\$186.27			
00002160	16/01/2020	Fire System Maintenance Ltd - Quarterly Testing Jan/Feb/Mar 2020	\$480.13			
00002165	01/04/2020	ADT Fire Monitoring - Monitoring for period 01/04/2020 - 30/06/2020	\$186.27			
00002166	06/04/2020	Fire System Maintenance Ltd - Quarterly Testing Apr/May/June 2020	\$480.13			
00002199	01/07/2020	ADT Fire Monitoring - Monitoring for period 01/07/2020 - 30/09/2020	\$186.27			
00002196	03/07/2020	Fire System Maintenance Ltd - Quarterly Testing July/Aug/Sept 2020	\$480.13			
Total:			\$2,742.08	\$0.00	\$2,742.08	
<b>6-3110 Valuation</b>						
<b>Beginning Balance:</b>						
00002082	01/09/2019	Opteon New Zealand - Insurance Valuation	\$920.00			



Body Corporate 349938  
General Ledger [Detail]

01/09/2019 To 31/08/2020

02/11/2020  
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ID No.	Date	Memo	Debit	Credit	Net Activity	Allocation
6-3110	Valuation					
Beginning Balance:		\$0.00				
Total: \$920.00 \$0.00 \$920.00						
6-8000	Contingency Fund					
Beginning Balance:		\$0.00				
GJ000071	10/06/2020	Contingency Movement	\$20,000.00			
Total: \$20,000.00 \$0.00 \$20,000.00						
6-9000	LTMP Fund					
Beginning Balance:		\$0.00				
GJ000070	01/09/2019	YE Accrual Reversal				
00002186	11/06/2020	Fluid Light Ltd - Replace all carpark fluorescent tubes	\$689.32			Painting
00002188	22/06/2020	Smooth Maintenance Services - Car Park line marking	\$868.29	\$50,000.00		
00002192	29/06/2020	Access NZ 2005 - Roof Works - Scope of works completed as outlined	\$1,561.70			
00002201	06/07/2020	ARA Group Limited - Supply & install roller grille as per quote (garge doors)	\$7,308.25			
00002210	22/07/2020	Metalbilt Doors - Electrician to change over & wiring motor to new door	\$517.50			Painting
GJ000074	04/08/2020	LTMP Accruals	\$50,000.00			
GJ000076	04/08/2020	LTMP Movement	\$3,054.94			
Total: \$64,000.00 \$50,000.00 \$14,000.00						
Grand Total:			\$221,929.02	\$80,680.00		