

APPROVED

**Body Corporate
349938**

Heather Street

FINANCIAL REPORTS

01st September 2020

to

31st August 2021



FIRSTSTREET
BODY CORP MANAGEMENT

Balance Sheet [Last Year Analysis]

August 2021

Body Corporate 349938

Heather Street
Parnell
Auckland

	This Year	Last Year
Assets		
Trust Account - DSN 002	\$20,541.50	\$63,161.23
Contingency Fund - DSN 0017	\$28,236.30	\$18,231.20
LTMP Fund - DSN 0037	\$42,363.96	\$34,530.73
Debtors Outstanding	\$212.75	\$0.00
Total Assets	\$91,354.51	\$115,923.16
Liabilities		
Creditors Outstanding	\$483.29	\$4,284.04
Accruals	\$0.00	\$50,000.00
Pre Paid Levies	\$0.00	\$312.65
LTMP - DSN 0037	\$42,363.96	\$34,530.73
Total Liabilities	\$42,847.25	\$89,127.42
Net Assets	\$48,507.26	\$26,795.74
Equity		
LTMP Movement	-\$704.56	-\$704.56
Contingency Transfer	\$35,383.50	\$25,378.40
Current Earnings	\$11,706.42	\$8,579.46
Retained Earnings	\$2,121.90	-\$6,457.56
Total Equity	\$48,507.26	\$26,795.74

This report includes Year-End Adjustments.

Profit & Loss [Budget Analysis]

September 2020 To August 2021

	Selected Period	Budgeted	\$ Difference
Income			
Levy Income	\$145,641.08	\$145,641.00	\$0.08
Interest Received	\$7.35	\$0.00	\$7.35
Total Income	\$145,648.43	\$145,641.00	\$7.43
Gross Profit	\$145,648.43	\$145,641.00	\$7.43
Expenses			
General Expenses	\$250.00	\$250.00	\$0.00
Bank Fees	\$350.00	\$350.00	\$0.00
Building Managers' Fees	\$29,775.20	\$29,800.00	-\$24.80
Secretarial Fees	\$9,800.04	\$9,800.00	\$0.04
Computer Licence Fee	\$350.00	\$350.00	\$0.00
Building Compliance	\$1,518.50	\$2,500.00	-\$981.50
Health & Safety	\$0.00	\$1,500.00	-\$1,500.00
Insurance	\$23,876.46	\$23,877.00	-\$0.54
Electricity	\$6,480.54	\$7,150.00	-\$669.46
Fire Protection	\$2,742.08	\$3,000.00	-\$257.92
Valuation	\$943.00	\$920.00	\$23.00
Legal Fees	\$227.33	\$0.00	\$227.33
Lift Maintenance	\$5,847.88	\$5,800.00	\$47.88
Lift Phone	\$762.57	\$800.00	-\$37.43
Water	\$0.00	\$50.00	-\$50.00
LTMP Establishment Fee	\$1,893.48	\$1,894.00	-\$0.52
Repairs & Maintenance	\$21,640.93	\$30,000.00	-\$8,359.07
Pest Control	\$2,484.00	\$2,600.00	-\$116.00
Contingency Fund	\$10,000.00	\$10,000.00	\$0.00
LTMP Fund	\$15,000.00	\$15,000.00	\$0.00
Total Expenses	\$133,942.01	\$145,641.00	-\$11,698.99
Operating Profit	\$11,706.42	\$0.00	\$11,706.42
Total Other Expenses	\$0.00	\$0.00	\$0.00
Net Profit/(Loss)	\$11,706.42	\$0.00	\$11,706.42

General Ledger [Detail]

September 2020 To August 2021

Date Memo		Allocation Memo	Debit	Credit	Net Activity
6-0001	General Expenses				
Beginning Balance: \$0.00					
28/10/2020	The Sebel	Half Day Conference Room Hire	\$250.00		
Total :			\$250.00	\$0.00	\$250.00
6-0010	Bank Fees				
Beginning Balance: \$0.00					
10/05/2021	Westpac Banking		\$350.00		
Total :			\$350.00	\$0.00	\$350.00
6-1000	Building Managers Fees				
Beginning Balance: \$0.00					
03/09/2020	Craig Bong	Building Management Fee	\$572.60		
10/09/2020	Craig Bong	Building Management Fee	\$572.60		
17/09/2020	Craig Bong	Building Management Fee	\$572.60		
24/09/2020	Craig Bong	Building Management Fee	\$572.60		
01/10/2020	Craig Bong	Building Management Fee	\$572.60		
08/10/2020	Craig Bong	Building Management Fee	\$572.60		
15/10/2020	Craig Bong	Building Management Fee	\$572.60		
22/10/2020	Craig Bong	Building Management Fee	\$572.60		
29/10/2020	Craig Bong	Building Management Fee	\$572.60		
05/11/2020	Craig Bong	Building Management Fee	\$572.60		
11/11/2020	Craig Bong	Building Management Fee	\$572.60		
19/11/2020	Craig Bong	Building Management Fee	\$572.60		
26/11/2020	Craig Bong	Building Management Fee	\$572.60		
03/12/2020	Craig Bong	Building Management Fee	\$572.60		
10/12/2020	Craig Bong	Building Management Fee	\$572.60		
17/12/2020	Craig Bong	Building Management Fee	\$572.60		
24/12/2020	Craig Bong	Building Management Fee	\$572.60		
31/12/2020	Craig Bong	Building Management Fee	\$572.60		
07/01/2021	Craig Bong	Building Management Fee	\$572.60		
14/01/2021	Craig Bong	Building Management Fee	\$572.60		
21/01/2021	Craig Bong	Building Management Fee	\$572.60		

General Ledger [Detail]
September 2020 To August 2021

Date Memo		Allocation Memo		Debit	Credit	Net Activity
28/01/2021	Craig Bong	Building Management Fee		\$572.60		
04/02/2021	Craig Bong	Building Management Fee		\$572.60		
11/02/2021	Craig Bong	Building Management Fee		\$572.60		
18/02/2021	Craig Bong	Building Management Fee		\$572.60		
25/02/2021	Craig Bong	Building Management Fee		\$572.60		
04/03/2021	Craig Bong	Building Management Fee		\$572.60		
11/03/2021	Craig Bong	Building Management Fee		\$572.60		
18/03/2021	Craig Bong	Building Management Fee		\$572.60		
22/03/2021	Craig Bong	Building Management Fee		\$572.60		
01/04/2021	Craig Bong	Building Management Fee		\$572.60		
08/04/2021	Craig Bong	Building Management Fee		\$572.60		
15/04/2021	Craig Bong	Building Management Fee		\$572.60		
22/04/2021	Craig Bong	Building Management Fee		\$572.60		
29/04/2021	Craig Bong	Building Management Fee		\$572.60		
06/05/2021	Craig Bong	Building Management Fee		\$572.60		
13/05/2021	Craig Bong	Building Management Fee		\$572.60		
20/05/2021	Craig Bong	Building Management Fee		\$572.60		
27/05/2021	Craig Bong	Building Management Fee		\$572.60		
03/06/2021	Craig Bong	Building Management Fee		\$572.60		
10/06/2021	Craig Bong	Building Management Fee		\$572.60		
17/06/2021	Craig Bong	Building Management Fee		\$572.60		
24/06/2021	Craig Bong	Building Management Fee		\$572.60		
01/07/2021	Craig Bong	Building Management Fee		\$572.60		
08/07/2021	Craig Bong	Building Management Fee		\$572.60		
15/07/2021	Craig Bong	Building Management Fee		\$572.60		
22/07/2021	Craig Bong	Building Management Fee		\$572.60		
29/07/2021	Craig Bong	Building Management Fee		\$572.60		
05/08/2021	Craig Bong	Building Management Fee		\$572.60		
12/08/2021	Craig Bong	Building Management Fee		\$572.60		
19/08/2021	Craig Bong	Building Management Fee		\$572.60		
26/08/2021	Craig Bong	Building Management Fee		\$572.60		

General Ledger [Detail]

September 2020 To August 2021

Date Memo		Allocation Memo		Debit	Credit	Net Activity
6-1070		Secretarial Fees				
Beginning Balance: \$0.00						
16/09/2020	First Street	Secretarial Fees for period 01/09/20 - 30/09/20		\$816.67		
14/10/2020	First Street	Secretarial Fees for period 01/10/20 - 31/10/20		\$816.67		
16/11/2020	First Street	Secretarial Fees for period 01/11/20 - 30/11/20		\$816.67		
10/12/2020	First Street	Secretarial Fees for period 01/12/20 - 31/12/20		\$816.67		
14/01/2021	First Street	Secretarial Fees for period 01/01/21 - 31/01/21		\$816.67		
15/02/2021	First Street	Secretarial Fees for period 01/02/21 - 28/02/21		\$816.67		
17/03/2021	First Street	Secretarial Fees for period 01/03/21 - 31/03/21		\$816.67		
15/04/2021	First Street	Secretarial Fees for period 01/04/21 - 30/04/21		\$816.67		
13/05/2021	First Street	Secretarial Fees for period 01/05/21 - 31/05/21		\$816.67		
17/06/2021	First Street	Secretarial Fees for period 01/06/21 - 30/06/21		\$816.67		
13/07/2021	First Street	Secretarial Fees for period 01/07/21 - 31/07/21		\$816.67		
16/08/2021	First Street	Secretarial Fees for period 01/08/21 - 31/08/21		\$816.67		
Total :			\$29,775.20	\$0.00	\$29,775.20	
6-1071		Computer Licence Fee				
Beginning Balance: \$0.00						
10/05/2021	First Street Body Corp	Computer License Fee		\$350.00		
Total :			\$9,800.04	\$0.00	\$9,800.04	
6-2000		Building Compliance				
Beginning Balance: \$0.00						
22/09/2020	Koolmakers Ltd	IQP Report		\$253.00		
31/10/2020	Fire System Maintenance Ltd	IQP for emergency lighting		\$109.25		
30/11/2020	Auckland Independently Qualified I	IQP certificates for Building Warrant of Fitness		\$442.75		
04/12/2020	Auckland City Council	BWOF renewal base fee		\$150.00		
07/12/2020	Schindler Lifts NZ Limited	Annual IQP Inspection		\$391.00		
07/05/2021	Auckland Independently Qualified I	Compliance Schedule Update - Property file ordered 07/05/21		\$172.50		
Total :			\$1,518.50	\$0.00	\$1,518.50	

General Ledger [Detail]
 September 2020 To August 2021

Date Memo		Allocation Memo	Debit	Credit	Net Activity
6-2200	Insurance				
Beginning Balance: \$0.00					
01/11/2020	Broker Web Risk Services	Material Damage Insurance 01/11/20 - 01/11/21	\$20,992.54		
01/11/2020	Broker Web Risk Services	Combined Liability Insurance 01/11/20 - 01/11/21	\$1,173.00		
01/11/2020	Broker Web Risk Services	Liability Insurance 01/11/20 - 01/11/21	\$943.00		
01/11/2020	Broker Web Risk Services	Insurance Funding 01/11/20 - 01/11/21	\$767.92		
Total:			\$23,876.46	\$0.00	\$23,876.46
6-3000	Electricity				
Beginning Balance: \$0.00					
07/09/2020	Meridian Energy Ltd	Power for period 05/08/20 - 04/09/20	\$576.29		
06/10/2020	Meridian Energy Ltd	Power for period 05/09/20 - 04/10/20	\$553.72		
06/11/2020	Meridian Energy Ltd	Power for period 05/10/20 - 04/11/20	\$568.54		
12/11/2020	Entrust			\$280.00	
07/12/2020	Meridian Energy Ltd	Power for period 05/11/20 - 04/12/20	\$543.40		
06/01/2021	Meridian Energy Ltd	Power for period 05/12/20 - 04/01/21	\$558.77		
09/02/2021	Meridian Energy Ltd	Power for period 05/01/21 - 04/02/21	\$558.95		
08/03/2021	Meridian Energy Ltd	Power for period 05/02/21 - 04/03/21	\$500.66		
06/04/2021	Meridian Energy Ltd	Power for period 05/03/21 - 04/04/21	\$564.02		
06/05/2021	Meridian Energy Ltd	Power for period 05/04/21 - 04/05/21	\$555.61		
04/06/2021	Meridian Energy Ltd	Power for period 05/05/21 - 02/06/21	\$541.07		
04/07/2021	Meridian Energy Ltd	Power for period 03/06/21 - 03/07/21	\$620.66		
04/08/2021	Meridian Energy Ltd	Power for period 04/07/21 - 03/08/21	\$618.85		
Total:			\$6,760.54	\$280.00	\$6,480.54
6-3100	Fire Protection				
Beginning Balance: \$0.00					
01/10/2020	ADT Fire Monitoring	Monitoring for period 01/10/20 - 31/12/20	\$186.27		
12/10/2020	Fire System Maintenance Ltd	Quarterly Testing Oct/Nov/Dec 2020	\$480.13		
08/11/2020	National Fire Protection (2006) Ltd	Check & Certify Hose Reel x 3	\$76.48		
01/01/2021	ADT Fire Monitoring	Monitoring for period 01/01/21 - 31/03/21	\$186.27		
13/01/2021	Fire System Maintenance Ltd	Quarterly Testing Jan/Feb/Mar 2021	\$480.13		
01/04/2021	ADT Fire Monitoring	Monitoring for period 01/04/21 - 30/06/21	\$186.27		

General Ledger [Detail]

September 2020 To August 2021

Date Memo		Allocation Memo	Debit	Credit	Net Activity
12/04/2021	Fire System Maintenance Ltd	Quarterly Testing Apr/May/Jun 2021	\$480.13		
01/07/2021	ADT Fire Monitoring	Monitoring for period 01/07/12 - 30/09/12	\$186.27		
07/07/2021	Fire System Maintenance Ltd	Quarterly Testing July/Aug/Sept 2021	\$480.13		
Total:			\$2,742.08	\$0.00	\$2,742.08
6-3110 Valuation					
Beginning Balance: \$0.00					
01/09/2020	Opteon New Zealand	Insurance Valuation	\$943.00		
Total:			\$943.00	\$0.00	\$943.00
6-3450 Legal Fees					
Beginning Balance: \$0.00					
11/01/2021	First Street Body Corp	Minter Ellison #1401415 - Copy of Easement	\$227.33		
Total:			\$227.33	\$0.00	\$227.33
6-3500 Lift Maintenance					
Beginning Balance: \$0.00					
01/09/2020	Schindler Lifts	Lift service for period 01/09/20 - 30/11/20	\$1,451.38		
31/10/2020	Schindler Lifts	Lift service for period 01/12/20 - 28/02/21	\$1,451.38		
31/01/2021	Schindler Lifts NZ Limited	Lift service for period 01/03/21 - 31/05/21	\$1,472.56		
30/04/2021	Schindler Lifts NZ Limited	Lift service for period 01/06/21 - 31/08/21	\$1,472.56		
Total:			\$5,847.88	\$0.00	\$5,847.88
6-3600 Lift Phone					
Beginning Balance: \$0.00					
22/09/2020	Telecom New Zealand Limited	Lift Phone	\$63.57		
22/10/2020	Telecom New Zealand Limited	Lift Phone	\$63.57		
22/11/2020	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/12/2020	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/01/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/02/2021	Telecom New Zealand Limited	Lift Phone	\$63.57		
22/03/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/04/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/05/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		

General Ledger [Detail]
September 2020 To August 2021

Date Memo		Allocation Memo	Debit	Credit	Net Activity
22/06/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/07/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
22/08/2021	Telecom New Zealand Limited	Lift Phone	\$63.54		
Total :			\$762.57	\$0.00	\$762.57
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6-4200		LTMP Establishment Fee			
Beginning Balance: \$0.00					
21/12/2020	Plan Heaven	Set up LTMP includes 1 year Subscription	\$1,893.48		
Total :			\$1,893.48	\$0.00	\$1,893.48
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6-6000		Repairs & Maintenance			
Beginning Balance: \$0.00					
30/09/2020	Fire System Maintenance Ltd	Heat Detector Failure - carpark	\$502.55		
02/10/2020	Assa Abloy	Preventative Maintenance Service	\$279.45		
10/11/2020	Custom Fascia & Spouting	Supply & install 125 box coloursteel spouting as per quote	\$2,208.00		
18/12/2020	Assa Abloy	Preventative Maintenance Agreement	\$279.45		
21/12/2020	Access NZ 2005	Gutter replacement	\$9,257.50		
11/02/2021	Smartway Security Services Ltd	Service CCTV System	\$195.50		
10/03/2021	Assa Abloy	Preventative Maintenance Service	\$290.95		
17/03/2021	Energyco	Fit new pump - boiler	\$1,823.90		
18/03/2021	Access NZ 2005	Filling of hole in fascia	\$908.50		
29/03/2021	Drain Surgeons	Removed leaves and debris from cesspit causing blockage	\$230.00		
13/05/2021	Assa Abloy	Repairs to main entry door - maglock loose	\$287.50		
25/05/2021	Soundcraft	Check Intercom - checked power supply	\$242.88		
15/06/2021	Energyco	Call out, hot water intermittent	\$672.75		
16/06/2021	Koolmakers Ltd	Supplied and installed a new extract fan	\$3,070.50		
25/06/2021	Metalbilt Doors	Callout 17/05/21 - Realigned and repaired after door hit	\$767.05		
22/07/2021	Assa Abloy	Preventative Maintenance Service	\$290.95		
04/08/2021	Meehan Technical Ltd	Replacement power supply for the TV amplifier	\$126.50		
16/08/2021	Smartway Security Services Ltd	CCTV Maintenance	\$207.00		
Total :			\$21,640.93	\$0.00	\$21,640.93
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6-6420		Pest Control			
Beginning Balance: \$0.00					

General Ledger [Detail]
September 2020 To August 2021

Date Memo		Allocation Memo	Debit	Credit	Net Activity
28/09/2020	Economic Pest Control	Pest Control Service	\$207.00		
29/10/2020	Economic Pest Control	Pest Control Service	\$207.00		
28/11/2020	Economic Pest Control	Pest Control Service	\$207.00		
21/12/2020	Economic Pest Control	Pest Control Service	\$207.00		
28/01/2021	Economic Pest Control	Pest Control Service	\$207.00		
26/02/2021	Economic Pest Control	Pest Control Service	\$207.00		
29/03/2021	Economic Pest Control	Pest Control Service	\$207.00		
29/04/2021	Economic Pest Control	Pest Control Service	\$207.00		
31/05/2021	Economic Pest Control	Pest Control Service	\$207.00		
30/06/2021	Economic Pest Control	Pest Control Service	\$207.00		
30/07/2021	Economic Pest Control	Pest Control Service	\$207.00		
31/08/2021	Economic Pest Control	Pest Control Service	\$207.00		
Total:			\$2,484.00	\$0.00	\$2,484.00
6-8000 Contingency Fund					
Beginning Balance: \$0.00					
12/07/2021		Levy Contribution	\$10,000.00		
Total:			\$10,000.00	\$0.00	\$10,000.00
6-8200 LTMP Fund					
Beginning Balance: \$0.00					
01/09/2020	Reversal of YE 2020 Accruals	Painting		\$50,000.00	
17/11/2020	Metalbitt Doors	Supply and install roller grille	\$6,721.75		
14/05/2021	Walker Property Services	Exterior Repaint 7 year contract - Year 1	\$50,000.00		
04/08/2021	WOW Carpet Cleaning	Sanitise Carpet - Common areas 1,2 and 3	\$465.75		
31/08/2021	LTMP Movement		\$7,812.50		
Total:			\$65,000.00	\$50,000.00	\$15,000.00
Grand Total:			\$184,222.01	\$50,280.00	