

***APPROVED***

**Body Corporate  
349938  
Heather Street**

**FINANCIAL REPORTS**

**01<sup>st</sup> September 2021  
31<sup>st</sup> August 2022**



**FIRSTSTREET**  
BODY CORP MANAGEMENT

## Balance Sheet [Last Year Analysis]

August 2022

**Body Corporate 349938**

Heather Street  
Parnell  
Auckland

	This Year	Last Year
<b>Assets</b>		
Trust Account - DSN 002	\$39,547.76	\$20,541.50
Contingency Fund - DSN 0017	\$28,300.29	\$28,236.30
LTMP Fund - DSN 0037	\$64,609.23	\$42,363.96
Debtors Outstanding	\$0.00	\$212.75
<b>Total Assets</b>	<b>\$132,457.28</b>	<b>\$91,354.51</b>
<b>Liabilities</b>		
Creditors Outstanding	\$301.44	\$483.29
Accruals	\$12,505.16	\$0.00
LTMP - DSN 0037	\$64,609.23	\$42,363.96
<b>Total Liabilities</b>	<b>\$77,415.83</b>	<b>\$42,847.25</b>
<b>Net Assets</b>	<b>\$55,041.45</b>	<b>\$48,507.26</b>
<b>Equity</b>		
LTMP Movement	-\$704.56	-\$704.56
Contingency Transfer	\$35,447.49	\$35,383.50
Current Earnings	\$6,470.20	\$11,706.42
Retained Earnings	\$13,828.32	\$2,121.90
<b>Total Equity</b>	<b>\$55,041.45</b>	<b>\$48,507.26</b>

This report includes Year-End Adjustments.

**Profit & Loss [Budget Analysis]**

September 2021 To August 2022

	<b>Selected Period</b>	<b>Budgeted</b>	<b>\$ Difference</b>
Income			
Levy Income	\$181,709.60	\$181,709.68	-\$0.08
Interest Received	\$107.62	\$0.00	\$107.62
<b>Total Income</b>	<b>\$181,817.22</b>	<b>\$181,709.68</b>	<b>\$107.54</b>
<b>Gross Profit</b>	<b>\$181,817.22</b>	<b>\$181,709.68</b>	<b>\$107.54</b>
Expenses			
General Expenses	\$150.00	\$250.00	-\$100.00
Bank Fees	\$350.00	\$350.00	\$0.00
Building Managers Fees	\$32,439.32	\$32,000.00	\$439.32
Secretarial Fees	\$11,799.96	\$11,800.00	-\$0.04
Computer Licence Fee	\$350.00	\$350.00	\$0.00
Building Compliance	\$1,540.93	\$2,000.00	-\$459.07
Health & Safety	\$0.00	\$500.00	-\$500.00
Insurance	\$25,909.68	\$25,909.68	\$0.00
Electricity	\$6,845.37	\$7,150.00	-\$304.63
Fire Protection	\$2,665.69	\$3,000.00	-\$334.31
Valuation	\$966.00	\$950.00	\$16.00
Legal Fees	\$0.00	\$2,500.00	-\$2,500.00
Lift Maintenance	\$6,004.00	\$6,000.00	\$4.00
Lift Phone	\$787.63	\$800.00	-\$12.37
Rubbish Removal	\$963.96	\$0.00	\$963.96
Water	\$0.00	\$50.00	-\$50.00
LTMP Establishment Fee	\$183.89	\$500.00	-\$316.11
Repairs & Maintenance	\$26,639.59	\$30,000.00	-\$3,360.41
Communication Services	\$267.00	\$0.00	\$267.00
Pest Control	\$2,484.00	\$2,600.00	-\$116.00
LTMP Fund	\$55,000.00	\$55,000.00	\$0.00
<b>Total Expenses</b>	<b>\$175,347.02</b>	<b>\$181,709.68</b>	<b>-\$6,362.66</b>
<b>Operating Profit</b>	<b>\$6,470.20</b>	<b>\$0.00</b>	<b>\$6,470.20</b>
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Profit/(Loss)</b>	<b>\$6,470.20</b>	<b>\$0.00</b>	<b>\$6,470.20</b>

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
<b>6-0001 General Expenses</b>					
<b>Beginning Balance: \$0.00</b>					
10/12/2021	CL&JA Sims	BM Christmas Gift	\$150.00		
Total :			\$150.00	\$0.00	\$150.00
<b>6-0010 Bank Fees</b>					
<b>Beginning Balance: \$0.00</b>					
19/07/2022	Westpac Banking	Bank Fee	\$350.00		
Total :			\$350.00	\$0.00	\$350.00
<b>6-0045 Debtor On-charges</b>					
<b>Beginning Balance: \$0.00</b>					
30/11/2021	Fire System Maintenance Ltd	Callout - Apt 15	\$258.75		
07/12/2021	Fire System Maintenance	Fire System Maintenance #15537 on-charge (attached)		\$258.75	
31/03/2022	Fire System Maintenance Ltd	Fire Callout - Apt 5	\$258.75		
05/04/2022	Fire System Maintenance	Fire System Maintenance Ltd - Callout 14/02/22		\$258.75	
31/05/2022	Fire System Maintenance Ltd	Fire Callout 14/5/22 - Unit 12	\$258.75		
09/06/2022	Fire System Maintenance	Fire System Maintenance Limited #16087 (attached)		\$258.75	
Total :			\$776.25	\$776.25	\$0.00
<b>6-1000 Building Managers Fees</b>					
<b>Beginning Balance: \$0.00</b>					
02/09/2021	Craig Bong	Building Management Fee	\$615.38		
09/09/2021	Craig Bong	Building Management Fee	\$615.38		
16/09/2021	Craig Bong	Building Management Fee	\$615.38		
23/09/2021	Craig Bong	Building Management Fee	\$615.38		
29/09/2021	Craig Bong	Building Management Fee	\$615.38		
07/10/2021	Craig Bong	Building Management Fee	\$615.38		
14/10/2021	Craig Bong	Building Management Fee	\$615.38		
21/10/2021	Craig Bong	Building Management Fee	\$615.38		
28/10/2021	Craig Bong	Building Management Fee	\$615.38		
02/11/2021	Craig Bong	Building Management Fee	\$439.56		

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
09/11/2021	Craig Bong	Building Management Fee	\$615.38		
16/11/2021	Craig Bong	Building Management Fee	\$615.38		
23/11/2021	Craig Bong	Building Management Fee	\$615.38		
30/11/2021	Craig Bong	Building Management Fee	\$615.38		
07/12/2021	Craig Bong	Building Management Fee	\$615.38		
14/12/2021	Craig Bong	Building Management Fee	\$615.38		
21/12/2021	Craig Bong	Building Management Fee	\$615.38		
24/12/2021	Craig Bong	Building Management Fee	\$615.38		
31/12/2021	Craig Bong	Building Management Fee	\$615.38		
11/01/2022	Craig Bong	Building Management Fee	\$615.38		
18/01/2022	Craig Bong	Building Management Fee	\$615.38		
25/01/2022	Craig Bong	Building Management Fee	\$615.38		
01/02/2022	Craig Bong	Building Management Fee	\$615.38		
08/02/2022	Craig Bong	Building Management Fee	\$615.38		
15/02/2022	Craig Bong	Building Management Fee	\$615.38		
22/02/2022	Craig Bong	Building Management Fee	\$615.38		
01/03/2022	Craig Bong	Building Management Fee	\$615.38		
08/03/2022	Craig Bong	Building Management Fee	\$615.38		
15/03/2022	Craig Bong	Building Management Fee	\$615.38		
22/03/2022	Craig Bong	Building Management Fee	\$615.38		
29/03/2022	Craig Bong	Building Management Fee	\$615.38		
05/04/2022	Craig Bong	Building Management Fee	\$615.38		
12/04/2022	Craig Bong	Building Management Fee	\$615.38		
19/04/2022	Craig Bong	Building Management Fee	\$615.38		
26/04/2022	Craig Bong	Building Management Fee	\$615.38		
03/05/2022	Craig Bong	Building Management Fee	\$615.38		
10/05/2022	Craig Bong	Building Management Fee	\$615.38		
17/05/2022	Craig Bong	Building Management Fee	\$615.38		
24/05/2022	Craig Bong	Building Management Fee	\$615.38		
31/05/2022	Craig Bong	Building Management Fee	\$615.38		

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
07/06/2022	Craig Bong	Building Management Fee	\$615.38		
14/06/2022	Craig Bong	Building Management Fee	\$615.38		
21/06/2022	Craig Bong	Building Management Fee	\$615.38		
28/06/2022	Craig Bong	Building Management Fee	\$615.38		
05/07/2022	Craig Bong	Building Management Fee	\$615.38		
12/07/2022	Craig Bong	Building Management Fee	\$615.38		
19/07/2022	Craig Bong	Building Management Fee	\$615.38		
26/07/2022	Craig Bong	Building Management Fee	\$615.38		
02/08/2022	Craig Bong	Building Management Fee	\$615.38		
09/08/2022	Craig Bong	Building Management Fee	\$615.38		
16/08/2022	Craig Bong	Building Management Fee	\$615.38		
23/08/2022	Craig Bong	Building Management Fee	\$615.38		
30/08/2022	Craig Bong	Building Management Fee	\$615.38		
Total :			\$32,439.32	\$0.00	\$32,439.32
<b>6-1070 Secretarial Fees</b>					
<b>Beginning Balance: \$0.00</b>					
14/09/2021	First Street	Secretarial Fees for period 01/09/21 - 30/09/21	\$983.33		
14/10/2021	First Street	Secretarial Fees for period 01/10/21 - 31/10/21	\$983.33		
15/11/2021	First Street	Secretarial Fees for period 01/11/21 - 30/11/21	\$983.33		
14/12/2021	First Street	Secretarial Fees for period 01/12/21 - 31/12/21	\$983.33		
12/01/2022	First Street	Secretarial Fees for period 01/01/22 - 31/01/22	\$983.33		
10/02/2022	First Street	Secretarial Fees for period 01/02/22 - 28/02/22	\$983.33		
14/03/2022	First Street	Secretarial Fees for period 01/03/22 - 31/03/22	\$983.33		
13/04/2022	First Street	Secretarial Fees for period 01/04/22 - 30/04/22	\$983.33		
13/05/2022	First Street	Secretarial Fees for period 01/05/22 - 31/05/22	\$983.33		
14/06/2022	First Street	Secretarial Fees for period 01/06/22 - 30/06/22	\$983.33		
13/07/2022	First Street	Secretarial Fees for period 01/07/22 - 31/07/22	\$983.33		
15/08/2022	First Street	Secretarial Fees for period 01/08/22 - 31/08/22	\$983.33		
Total :			\$11,799.96	\$0.00	\$11,799.96

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
<b>6-1071 Computer Licence Fee</b>					
<b>Beginning Balance: \$0.00</b>					
19/07/2022	First Street Body Corp	Computer License Fee	\$350.00		
			Total :	\$350.00	\$0.00 \$350.00
<b>6-2000 Building Compliance</b>					
<b>Beginning Balance: \$0.00</b>					
03/11/2021	National Fire Protection (2006) Ltd	Check & Certify Hose Reel	\$76.48		
08/11/2021	Koolmakers Ltd	IQP Report	\$264.50		
03/12/2021	Active Fire Consultants	IQP Documentation 12A Certificate	\$97.75		
16/12/2021	Auckland Independently Qualified F	IQP Certificates for BWOF	\$442.75		
11/01/2022	Auckland City Council	BWOF Renewal	\$150.00		
27/01/2022	Schindler Lifts NZ Limited	IQP Inspection	\$396.75		
01/02/2022	Assa Abloy	12A Certificate of Compliance	\$112.70		
			Total :	\$1,540.93	\$0.00 \$1,540.93
<b>6-2200 Insurance</b>					
<b>Beginning Balance: \$0.00</b>					
21/09/2021	Broker Web Risk Services	Material Damage 01/11/21 - 01/11/22	\$22,929.17		
21/09/2021	Broker Web Risk Services	Combined Liability 01/11/21 - 01/11/22	\$1,173.00		
21/09/2021	Broker Web Risk Services	Liability 01/11/21 - 01/11/22	\$977.50		
21/09/2021	Broker Web Risk Services	Funding 01/11/21 - 01/11/22	\$830.01		
			Total :	\$25,909.68	\$0.00 \$25,909.68
<b>6-3000 Electricity</b>					
<b>Beginning Balance: \$0.00</b>					
04/09/2021	Meridian Energy Ltd	Power for period 04/08/21 - 03/09/21	\$620.46		
04/10/2021	Meridian Energy Ltd	Power for period 04/09/21 - 03/10/21	\$594.02		
04/11/2021	Meridian Energy Ltd	Power for period 04/10/21 - 03/11/21	\$612.83		
04/12/2021	Meridian Energy Ltd	Power for period 04/11/21 - 03/12/21	\$583.18		
17/12/2021	Entrust	Dividend Payment		\$303.00	
04/01/2022	Meridian Energy Ltd	Power for period 04/12/21 - 03/01/22	\$595.37		

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
04/02/2022	Meridian Energy Ltd	Power for period 04/01/22 - 03/02/22	\$591.36		
04/03/2022	Meridian Energy Ltd	Power for period 04/02/22 - 03/03/22	\$543.72		
04/04/2022	Meridian Energy Ltd	Power for period 04/03/22 - 03/04/22	\$602.76		
04/05/2022	Meridian Energy Ltd	Power for period 04/04/22 - 03/05/22	\$581.26		
04/06/2022	Meridian Energy Ltd	Power for period 04/05/22 - 03/06/22	\$610.27		
04/07/2022	Meridian Energy Ltd	Power for period 04/06/22 - 03/07/22	\$598.87		
04/08/2022	Meridian Energy Ltd	Power for period 04/07/22 - 03/08/22	\$614.27		
Total :			\$7,148.37	\$303.00	\$6,845.37
<b>6-3100 Fire Protection</b>					
<b>Beginning Balance: \$0.00</b>					
01/10/2021	ADT Fire Monitoring	Monitoring for period 01/10/21 To 31/12/21	\$186.27		
15/10/2021	Fire System Maintenance Ltd	Quarterly Testing Oct/Nov/Dec 2021	\$480.13		
01/01/2022	ADT Fire Monitoring	Monitoring for period 01/01/22 - 31/03/22	\$186.30		
27/01/2022	Fire System Maintenance Ltd	Quarterly Testing Jan/Feb/March 2022	\$480.13		
01/04/2022	ADT Fire Monitoring	Monitoring for period 01/04/22 - 30/06/22	\$186.30		
21/04/2022	Fire System Maintenance Ltd	Quarterly Testing April, May, June 2022	\$480.13		
01/07/2022	ADT Fire Monitoring	Monitoring for period 01/07/22 - 30/09/22	\$186.30		
14/07/2022	Fire System Maintenance Ltd	Quarterly Testing July, August, September 2022	\$480.13		
Total :			\$2,665.69	\$0.00	\$2,665.69
<b>6-3110 Valuation</b>					
<b>Beginning Balance: \$0.00</b>					
01/09/2021	Opteon New Zealand	Insurance Valuation	\$966.00		
Total :			\$966.00	\$0.00	\$966.00
<b>6-3500 Lift Maintenance</b>					
<b>Beginning Balance: \$0.00</b>					
01/09/2021	Schindler Lifts NZ Limited	Lift service for period 01/09/21 - 30/11/21	\$1,472.56		
27/10/2021	Schindler Lifts NZ Limited	Lift service for period 01/12/21 - 28/02/22	\$1,510.48		
25/01/2022	Schindler Lifts NZ Limited	Lift service for period 01/03/22 - 31/05/22	\$1,510.48		
26/04/2022	Schindler Lifts NZ Limited	Lift service for period 01/06/22 - 31/08/22	\$1,510.48		



## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
			Total :	\$6,004.00	\$0.00 \$6,004.00
<b>6-3600</b>	<b>Lift Phone</b>				
<b>Beginning Balance: \$0.00</b>					
22/09/2021	Spark	Lift Phone	\$63.54		
22/10/2021	Spark	Lift Phone	\$63.54		
22/11/2021	Spark	Lift Phone	\$63.57		
22/12/2021	Spark	Lift Phone	\$63.57		
22/01/2022	Spark	Lift Phone	\$63.54		
22/02/2022	Spark	Lift Phone	\$63.54		
22/03/2022	Spark	Lift Phone	\$63.57		
22/04/2022	Spark	Lift Phone	\$68.54		
22/05/2022	Spark	Lift Phone	\$68.57		
22/06/2022	Spark	Lift Phone	\$68.57		
22/07/2022	Spark	Lift Phone	\$68.54		
22/08/2022	Spark	Lift Phone	\$68.54		
			Total :	\$787.63	\$0.00 \$787.63
<b>6-4000</b>	<b>Rubbish Removal</b>				
<b>Beginning Balance: \$0.00</b>					
30/11/2021	Green Gorilla	Mobile Garbage Bin - Food 01/11/21 - 30/11/21	\$109.27		
31/12/2021	Green Gorilla	Mobile Garbage Bin - Food 01/12/21 - 31/12/21	\$112.15		
31/01/2022	Green Gorilla	Mobile Garbage Bin - Food 01/01/22 - 31/01/22	\$67.29		
28/02/2022	Green Gorilla	Mobile Garbage Bin - Food 01/02/22 - 28/02/22	\$67.29		
31/03/2022	Green Gorilla	Mobile Garbage Bin - Food 01/03/22 - 31/03/22	\$112.15		
30/04/2022	Green Gorilla	Mobile Garbage Bin - Food 01/04/22 - 30/04/22	\$94.44		
31/05/2022	Green Gorilla	Mobile Garbage Bin - Food 01/05/22 - 31/05/22	\$118.05		
30/06/2022	Green Gorilla	Mobile Garbage Bin - Food 01/06/22 - 30/06/22	\$94.44		
31/07/2022	Green Gorilla	Mobile Garbage Bin - Food 01/07/22 - 31/07/22	\$94.44		
31/08/2022	Green Gorilla	Mobile Garbage Bin - Food 01/08/22 - 31/08/22	\$94.44		
			Total :	\$963.96	\$0.00 \$963.96

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
<b>6-4200 LTMP Establishment Fee</b>					
<b>Beginning Balance: \$0.00</b>					
02/12/2021	Plan Heaven	Annual Subscription and Renewal 01/12/21 - 30/11/22	\$183.89		
Total :			\$183.89	\$0.00	\$183.89
<b>6-6000 Repairs &amp; Maintenance</b>					
<b>Beginning Balance: \$0.00</b>					
19/11/2021	Assa Abloy	Fire door not closing completely	\$400.20		
03/12/2021	Assa Abloy	Preventative Maintenance Service	\$301.30		
10/12/2021	Assa Abloy	Garage door repair	\$1,160.35		
18/01/2022	Access NZ 2005	Roof Repairs	\$483.68		
19/01/2022	Craig Bong	Printing for Building Manager and Additional Labels	\$177.99		
23/02/2022	Assa Abloy	Preventative Maintenance Service	\$313.95		
28/02/2022	Access NZ 2005	Penthouse Roof Investigation and Repairs	\$995.08		
24/03/2022	Metalbilt Doors	Realigned top gate - stuck and came off tracks	\$212.75		
24/03/2022	Access NZ 2005	Replace Rusted Flashing at Entrance - Lower part of outer Stairwell	\$1,196.00		
31/03/2022	Energyco	Callout Out 17/2/22 - Main Pipe Split	\$2,771.68		
13/04/2022	Access NZ 2005	Waterproofing to Penetration	\$575.00		
30/04/2022	Treescape	Sectionally dismantled Wattle Tree	\$747.50		
30/05/2022	Smartway Security Services Ltd	Service on CCTV System	\$207.00		
17/06/2022	Access NZ 2005	Install New Flashing	\$3,846.75		
28/06/2022	Metalbilt Doors	Callout 11/06/22 - Door had been damaged - realigned screen	\$431.25		
26/08/2022	Assa Abloy	Preventative Maintenance Service	\$313.95		
31/08/2022	Gunac	Invoice#086400 Pending	\$12,505.16		
Total :			\$26,639.59	\$0.00	\$26,639.59
<b>6-6350 Communication Services</b>					
<b>Beginning Balance: \$0.00</b>					
14/07/2022	Wireless Nation	Internet Connection 01/07/22 - 31/07/22	\$89.00		
15/08/2022	Wireless Nation	Internet Connection 01/08/22 - 30/09/22	\$178.00		
Total :			\$267.00	\$0.00	\$267.00

## General Ledger [Detail]

September 2021 To August 2022

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
<b>6-6420 Pest Control</b>					
<b>Beginning Balance: \$0.00</b>					
30/09/2021	Economic Pest Control	Pest Control Service	\$207.00		
30/10/2021	Economic Pest Control	Pest Control Service	\$207.00		
30/11/2021	Economic Pest Control	Pest Control Service	\$207.00		
24/12/2021	Economic Pest Control	Pest Control Service	\$207.00		
31/01/2022	Economic Pest Control	Pest Control Service	\$207.00		
28/02/2022	Economic Pest Control	Pest Control Service	\$207.00		
31/03/2022	Economic Pest Control	Pest Control Service	\$207.00		
30/04/2022	Economic Pest Control	Pest Control Service	\$207.00		
31/05/2022	Economic Pest Control	Pest Control Service	\$207.00		
30/06/2022	Economic Pest Control	Pest Control Service	\$207.00		
31/07/2022	Economic Pest Control	Pest Control Service	\$207.00		
31/08/2022	Economic Pest Control	Pest Control Service	\$207.00		
Total :			\$2,484.00	\$0.00	\$2,484.00
<b>6-8200 LTMP Fund</b>					
<b>Beginning Balance: \$0.00</b>					
23/11/2021	Access NZ 2005	Roof Fixing Replacement	\$11,097.50		
23/03/2022	Walker Property Services	Exterior Repaint & Year Contract - Year 2	\$21,800.55		
31/08/2022	LTMP	Movement of funds	\$22,101.95		
Total :			\$55,000.00	\$0.00	\$55,000.00
Grand Total :			\$176,426.27	\$1,079.25	

Payables Reconciliation [Summary]

As of 31/08/2022

Name	Total Due	0 - 30	31 - 60	61 - 90	90+
Economic Pest Control	\$207.00	\$207.00	\$0.00	\$0.00	\$0.00
Green Gorilla	\$94.44	\$94.44	\$0.00	\$0.00	\$0.00
Total:	\$301.44	\$301.44	\$0.00	\$0.00	\$0.00
Ageing Percent:		100.0%	0.0%	0.0%	0.0%
Payables Account:	\$301.44				
Out of Balance Amount:	\$0.00				