

***APPROVED***

**BC349938**

Heather Street, Parnell

## **FINANCIAL REPORTS**

01<sup>st</sup> September 2024

31<sup>st</sup> August 2025

## Balance Sheet [Last Year Analysis]

August 2025

**Body Corporate 349938**

Heather Street  
Parnell  
Auckland

	This Year	Last Year
Assets		
Trust Account - 000	\$9,814.08	\$15,417.77
Contingency Fund - 001	\$43,993.55	\$51,470.10
LTMP Fund - 002 - 003	\$115,008.64	\$73,145.13
<b>Total Assets</b>	<b>\$168,816.27</b>	<b>\$140,033.00</b>
Liabilities		
Creditors Outstanding	\$500.42	\$313.37
LTMP - 002	\$115,008.64	\$73,145.13
<b>Total Liabilities</b>	<b>\$115,509.06</b>	<b>\$73,458.50</b>
<b>Net Assets</b>	<b>\$53,307.21</b>	<b>\$66,574.50</b>
Equity		
Contingency Transfer	\$43,993.55	\$51,470.10
Current Earnings	\$9,313.66	\$15,104.40
<b>Total Equity</b>	<b>\$53,307.21</b>	<b>\$66,574.50</b>

This report includes Year-End Adjustments.

**Profit & Loss [Budget Analysis]**

September 2024 To August 2025

	Selected Period	Budgeted	\$ Difference
Income			
Levy Income	\$202,808.02	\$202,808.00	\$0.02
Interest Received	\$1,682.76	\$0.00	\$1,682.76
<b>Total Income</b>	<b>\$204,490.78</b>	<b>\$202,808.00</b>	<b>\$1,682.78</b>
<b>Gross Profit</b>	<b>\$204,490.78</b>	<b>\$202,808.00</b>	<b>\$1,682.78</b>
Expenses			
General Expenses	\$434.41	\$500.00	-\$65.59
Bank Expenses	\$460.00	\$460.00	\$0.00
Building Managers Fees	\$34,750.04	\$34,750.00	\$0.04
Secretarial Fees	\$12,350.04	\$12,350.00	\$0.04
Computer Licence Fee	\$450.00	\$450.00	\$0.00
Building Compliance	\$1,740.15	\$2,000.00	-\$259.85
Health & Safety	\$0.00	\$500.00	-\$500.00
Insurance	\$42,961.53	\$42,968.00	-\$6.47
Insurance Claim	\$0.00	\$500.00	-\$500.00
Electricity	\$6,882.26	\$8,500.00	-\$1,617.74
Fire Protection	\$2,731.96	\$3,500.00	-\$768.04
Legal/Professional Services	\$0.00	\$2,000.00	-\$2,000.00
Lift Maintenance	\$6,776.77	\$6,700.00	\$76.77
Lift Phone	\$2,939.25	\$1,000.00	\$1,939.25
Water	\$408.66	\$100.00	\$308.66
LTMP Establishment Fee	\$0.00	\$180.00	-\$180.00
Repairs & Maintenance	\$20,990.05	\$25,000.00	-\$4,009.95
Communication Services	\$1,068.00	\$1,100.00	-\$32.00
Pest Control	\$2,484.00	\$2,500.00	-\$16.00
LTMP Fund	\$57,750.00	\$57,750.00	\$0.00
<b>Total Expenses</b>	<b>\$195,177.12</b>	<b>\$202,808.00</b>	<b>-\$7,630.88</b>
<b>Operating Profit</b>	<b>\$9,313.66</b>	<b>\$0.00</b>	<b>\$9,313.66</b>
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Profit/(Loss)</b>	<b>\$9,313.66</b>	<b>\$0.00</b>	<b>\$9,313.66</b>

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
<b>6-0001 General Expenses</b>					
<b>Beginning Balance: \$0.00</b>					
01/10/2024	First Street Body Corp	Thinkspace Limited - AGM hireage 30/10/24	\$178.46		
04/12/2024	Richard Cuthbert	BM Gift	\$105.95		
01/06/2025	BCCG	BCCG Membership - 30 June 2026	\$150.00		
Total :			\$434.41	\$0.00	\$434.41
<b>6-0011 Bank Expenses</b>					
<b>Beginning Balance: \$0.00</b>					
31/05/2025	Westpac Fees		\$460.00		
Total :			\$460.00	\$0.00	\$460.00
<b>6-1000 Building Managers Fees</b>					
<b>Beginning Balance: \$0.00</b>					
03/09/2024	Craig Bong	Building Management Fee	\$668.27		
10/09/2024	Craig Bong	Building Management Fee	\$668.27		
17/09/2024	Craig Bong	Building Management Fee	\$668.27		
24/09/2024	Craig Bong	Building Management Fee	\$668.27		
01/10/2024	Craig Bong	Building Management Fee	\$668.27		
08/10/2024	Craig Bong	Building Management Fee	\$668.27		
15/10/2024	Craig Bong	Building Management Fee	\$668.27		
22/10/2024	Craig Bong	Building Management Fee	\$668.27		
29/10/2024	Craig Bong	Building Management Fee	\$668.27		
05/11/2024	Craig Bong	Building Management Fee	\$668.27		
12/11/2024	Craig Bong	Building Management Fee	\$668.27		
19/11/2024	Craig Bong	Building Management Fee	\$668.27		
26/11/2024	Craig Bong	Building Management Fee	\$668.27		
03/12/2024	Craig Bong	Building Management Fee	\$668.27		
09/12/2024	Craig Bong	Building Management Fee	\$668.27		
17/12/2024	Craig Bong	Building Management Fee	\$668.27		
24/12/2024	Craig Bong	Building Management Fee	\$668.27		
31/12/2024	Craig Bong	Building Management Fee	\$668.27		

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
07/01/2025	Craig Bong	Building Management Fee	\$668.27		
14/01/2025	Craig Bong	Building Management Fee	\$668.27		
21/01/2025	Craig Bong	Building Management Fee	\$668.27		
28/01/2025	Craig Bong	Building Management Fee	\$668.27		
04/02/2025	Craig Bong	Building Management Fee	\$668.27		
11/02/2025	Craig Bong	Building Management Fee	\$668.27		
18/02/2025	Craig Bong	Building Management Fee	\$668.27		
25/02/2025	Craig Bong	Building Management Fee	\$668.27		
04/03/2025	Craig Bong	Building Management Fee	\$668.27		
11/03/2025	Craig Bong	Building Management Fee	\$668.27		
18/03/2025	Craig Bong	Building Management Fee	\$668.27		
25/03/2025	Craig Bong	Building Management Fee	\$668.27		
01/04/2025	Craig Bong	Building Management Fee	\$668.27		
08/04/2025	Craig Bong	Building Management Fee	\$668.27		
15/04/2025	Craig Bong	Building Management Fee	\$668.27		
22/04/2025	Craig Bong	Building Management Fee	\$668.27		
29/04/2025	Craig Bong	Building Management Fee	\$668.27		
06/05/2025	Craig Bong	Building Management Fee	\$668.27		
13/05/2025	Craig Bong	Building Management Fee	\$668.27		
20/05/2025	Craig Bong	Building Management Fee	\$668.27		
27/05/2025	Craig Bong	Building Management Fee	\$668.27		
03/06/2025	Craig Bong	Building Management Fee	\$668.27		
10/06/2025	Craig Bong	Building Management Fee	\$668.27		
17/06/2025	Craig Bong	Building Management Fee	\$668.27		
24/06/2025	Craig Bong	Building Management Fee	\$668.27		
01/07/2025	Craig Bong	Building Management Fee	\$668.27		
08/07/2025	Craig Bong	Building Management Fee	\$668.27		
15/07/2025	Craig Bong	Building Management Fee	\$668.27		
22/07/2025	Craig Bong	Building Management Fee	\$668.27		
29/07/2025	Craig Bong	Building Management Fee	\$668.27		

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
05/08/2025	Craig Bong	Building Management Fee	\$668.27		
12/08/2025	Craig Bong	Building Management Fee	\$668.27		
19/08/2025	Craig Bong	Building Management Fee	\$668.27		
26/08/2025	Craig Bong	Building Management Fee	\$668.27		
Total :			\$34,750.04	\$0.00	\$34,750.04
<b>6-1070 Secretarial Fees</b>					
<b>Beginning Balance: \$0.00</b>					
16/09/2024	First Street	Secretarial Fees for period 01/09/24 - 30/09/24	\$1,029.17		
14/10/2024	First Street	Secretarial Fees for period 01/10/24 - 31/10/24	\$1,029.17		
11/11/2024	First Street	Secretarial Fees for period 01/11/24 - 30/11/24	\$1,029.17		
04/12/2024	First Street	Secretarial Fees for period 01/12/24 - 31/12/24	\$1,029.17		
10/01/2025	First Street	Secretarial Fees for period 01/01/25 - 31/01/25	\$1,029.17		
12/02/2025	First Street	Secretarial Fees for period 01/02/25 - 28/02/25	\$1,029.17		
12/03/2025	First Street	Secretarial Fees for period 01/03/25 - 31/03/25	\$1,029.17		
14/04/2025	First Street	Secretarial Fees for period 01/04/25 - 30/04/25	\$1,029.17		
12/05/2025	First Street	Secretarial Fees for period 01/05/25 - 31/05/25	\$1,029.17		
16/06/2025	First Street	Secretarial Fees for period 01/06/25 - 30/06/25	\$1,029.17		
14/07/2025	First Street	Secretarial Fees for period 01/07/25 - 31/07/25	\$1,029.17		
11/08/2025	First Street	Secretarial Fees for period 01/08/25 - 31/08/25	\$1,029.17		
Total :			\$12,350.04	\$0.00	\$12,350.04
<b>6-1071 Computer Licence Fee</b>					
<b>Beginning Balance: \$0.00</b>					
31/10/2024	First Street Body Corp	Computer License Fee	\$450.00		
Total :			\$450.00	\$0.00	\$450.00
<b>6-2000 Building Compliance</b>					
<b>Beginning Balance: \$0.00</b>					
07/09/2024	Active Fire Consultants	IQP documentation provided form 12A certification	\$109.25		
18/10/2024	Koolmakers Ltd	IQP Report	\$287.50		
22/10/2024	Assa Abloy	BWOF inspection 12A	\$178.25		

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
13/11/2024	National Fire Protection (2006) Ltd	Check & Certify Hose Reel	\$93.15		
25/11/2024	Auckland Independently Qualified F	IQP certificates for BWOF	\$396.75		
27/11/2024	Auckland City Council	BWOF Renewal Fixed Fee	\$267.00		
26/02/2025	Schindler Lifts NZ Limited	Annual IQP lift	\$408.25		
Total :			\$1,740.15	\$0.00	\$1,740.15
<b>6-2200 Insurance</b>					
<b>Beginning Balance: \$0.00</b>					
29/10/2024	PSC Insurance	Liability Insurance 01/11/24 - 01/11/25	\$1,178.75		
01/11/2024	PSC Insurance	Combined Insurance Policy for period 01/11/24 - 01/11/25	\$41,926.53		
01/11/2024	PSC Insurance	Liability Insurance 01/11/24 - 01/11/25 - overcharged		\$143.75	
Total :			\$43,105.28	\$143.75	\$42,961.53
<b>6-3000 Electricity</b>					
<b>Beginning Balance: \$0.00</b>					
04/09/2024	Meridian Energy Ltd	Power for period 04/08/24 - 03/09/24	\$608.22		
04/10/2024	Meridian Energy Ltd	Power for period 04/09/24 - 03/10/24	\$583.25		
21/10/2024	Entrust			\$350.00	
04/11/2024	Meridian Energy Ltd	Power for period 04/10/24 - 03/11/24	\$590.66		
05/12/2024	Meridian Energy Ltd	Power for period 04/11/24 - 04/12/24	\$592.37		
04/01/2025	Meridian Energy Ltd	Power for period 05/12/24 - 03/01/25	\$570.83		
04/02/2025	Meridian Energy Ltd	Power for period 04/01/25 - 03/02/25	\$601.37		
04/03/2025	Meridian Energy Ltd	Power for period 04/02/25 - 03/03/25	\$547.02		
04/04/2025	Meridian Energy Ltd	Power for period 04/03/25 - 03/04/25	\$588.46		
04/05/2025	Meridian Energy Ltd	Power for period 04/04/25 - 03/05/25	\$600.36		
04/06/2025	Meridian Energy Ltd	Power for period 04/05/25 - 03/06/25	\$625.83		
04/07/2025	Meridian Energy Ltd	Power for period 04/06/25 - 03/07/25	\$653.44		
04/08/2025	Meridian Energy Ltd	Power for period 04/07/25 - 03/08/25	\$670.45		
Total :			\$7,232.26	\$350.00	\$6,882.26
<b>6-3100 Fire Protection</b>					
<b>Beginning Balance: \$0.00</b>					

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
01/10/2024	Johnson Controls	Monitoring for period 01/10/24 - 31/12/24	\$202.86		
15/10/2024	Fire System Maintenance Ltd	Quarterly Testing October, November, December 2024	\$480.13		
01/01/2025	Johnson Controls	Monitoring for period 01/01/25 - 31/03/25	\$202.86		
15/01/2025	Fire System Maintenance Ltd	Quarterly Testing January, February, March 2025	\$480.13		
01/04/2025	Johnson Controls	Monitoring for period 01/04/25 - 30/06/25	\$202.86		
11/04/2025	Fire System Maintenance Ltd	Quarterly Testing April, May & June 2025	\$480.13		
01/07/2025	Johnson Controls	Monitoring for period 01/07/25 - 30/09/25	\$202.86		
14/07/2025	Fire System Maintenance Ltd	Quarterly Testing July, August, September 2025	\$480.13		
Total :			\$2,731.96	\$0.00	\$2,731.96
<b>6-3500 Lift Maintenance</b>					
<b>Beginning Balance: \$0.00</b>					
01/09/2024	Schindler Lifts NZ Limited	Lift service for period 01/09/24 - 30/11/24	\$1,643.95		
28/10/2024	Schindler Lifts NZ Limited	Lift service for period 01/12/24 - 28/02/25	\$1,710.94		
29/01/2025	Schindler Lifts NZ Limited	Lift service for period 01/03/25 - 31/05/25	\$1,710.94		
30/04/2025	Schindler Lifts NZ Limited	Lift service for period 01/06/25 - 31/08/25	\$1,710.94		
Total :			\$6,776.77	\$0.00	\$6,776.77
<b>6-3600 Lift Phone</b>					
<b>Beginning Balance: \$0.00</b>					
22/09/2024	Spark	Lift Phone	\$73.37		
22/10/2024	Spark	Lift Phone	\$73.44		
15/11/2024	Schindler Lifts NZ Limited	Lift phone upgrade	\$2,156.25		
21/11/2024	Schindler Lifts NZ Limited	Lift Phone	\$172.50		
26/11/2024	Spark			\$53.81	
27/02/2025	Schindler Lifts NZ Limited	Lift Phone	\$172.50		
27/03/2025	Schindler Lifts NZ Limited	Lift Phone	\$172.50		
20/06/2025	Schindler Lifts NZ Limited	Lift Phone	\$172.50		
Total :			\$2,993.06	\$53.81	\$2,939.25
<b>6-4100 Water</b>					
<b>Beginning Balance: \$0.00</b>					



## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
05/12/2024	Smart Metering	Water charges 11/07/24 - 31/11/24	\$124.35		
03/03/2025	Smart Metering	Water charges 01/01/25 - 01/03/25	\$102.00		
01/05/2025	Smart Metering	Water charges 02/03/25 - 29/04/25	\$56.37		
01/07/2025	Smart Metering	Water charges 30/04/25 - 30/06/25	\$55.81		
01/08/2025	Smart Metering	Water charges 01/07/25 - 31/07/25	\$35.46		
31/08/2025	Smart Metering	Water charges 01/08/25 - 31/08/25	\$34.67		
Total :			\$408.66	\$0.00	\$408.66
<b>6-6000 Repairs &amp; Maintenance</b>					
<b>Beginning Balance: \$0.00</b>					
23/09/2024	Craig Bong	Bunnings Reimbursement - Mounting Tape	\$48.97		
23/10/2024	Assa Abloy	Preventative Maintenance Service	\$325.44		
30/10/2024	Craig Bong	Magic Button Remote x 2	\$214.20		
31/10/2024	Craig Bong	Weed Killer/Gardening Sprayer/Garden Bags	\$95.08		
06/11/2024	Craig Bong	Bark for Garden	\$34.32		
28/11/2024	WOW Carpet Cleaning	Carpet Cleaning Levels 1 - 3	\$512.30		
30/11/2024	Access NZ 2005	Repair 4L leak	\$1,260.40		
02/12/2024	Richard Cuthbert	Photo Montage for Lobby	\$435.00		
04/12/2024	Auckland City Gas Ltd	Service of Raypak	\$258.75		
15/12/2024	GR's Odd Jobs	Fence Repair	\$882.55		
23/12/2024	Access NZ 2005	Unit 4 leak repair	\$2,743.91		
31/01/2025	Trilect Automation Ltd	Repair to access control system for carpark door	\$707.25		
31/01/2025	Commodore Electrical Ltd	Supply/install second contactor to control EM circuit 5 on EM light timer	\$547.22		
11/02/2025	Richard Cuthbert	2x air wick sea mist ; Internal painting in common arrears	\$4,534.78		
18/02/2025	Assa Abloy	Preventative Maintenance Service	\$325.44		
25/02/2025	Richard Cuthbert	Scooter ACM signs	\$143.75		
13/03/2025	Smartway Security Services Ltd	Bi annual service of CCTV	\$327.75		
24/03/2025	Trilect Automation Ltd	Roller door repairs	\$2,092.53		
07/04/2025	Richard Cuthbert	New plant	\$143.00		
30/04/2025	Assa Abloy	Preventative Maintenance Service	\$325.44		
01/05/2025	Craig Bong	Reimbursement - Buy Kiwi - Telescopic Ladder 5m	\$293.98		

## General Ledger [Detail]

September 2024 To August 2025

Date Memo		Allocation Memo	Debit	Credit	Net Activity
27/05/2025	Craig Bong	Wet & Forget/Wire Mesh Mini Panel	\$67.61		
30/05/2025	Trilect Automation Ltd	Roller Door Repairs	\$776.25		
03/06/2025	Craig Bong	Mitre 10 - Hose Clamp	\$28.72		
12/06/2025	Alumat Flooring Solutions	New entrance mat	\$1,198.53		
30/06/2025	Fire System Maintenance Ltd	Callout replace power supply unit	\$1,150.00		
08/07/2025	Assa Abloy	Preventative Maintenance Service	\$325.44		
16/07/2025	Assa Abloy	Lower car park brush seal repair	\$680.69		
07/08/2025	Richard Cuthbert	Plants for front porch/floor mat for outside the lift	\$252.00		
31/08/2025	Fire System Maintenance Ltd	Defect callout 30/08/25 - due to power outage	\$258.75		
Total :			\$20,990.05	\$0.00	\$20,990.05
6-6350		Communication Services			
Beginning Balance:		\$0.00			
12/09/2024	Wireless Nation	Internet Connection 01/10/24 - 31/10/24	\$89.00		
15/10/2024	Wireless Nation	Internet Connection 01/11/24 - 30/11/24	\$89.00		
14/11/2024	Wireless Nation	Internet Connection 01/12/24 - 31/12/24	\$89.00		
12/12/2024	Wireless Nation	Internet Connection 01/01/25 - 31/01/25	\$89.00		
12/01/2025	Wireless Nation	Internet Connection 01/02/25 - 28/02/25	\$89.00		
13/02/2025	Wireless Nation	Internet Connection 01/03/25 - 31/03/25	\$89.00		
13/03/2025	Wireless Nation	Internet Connection 01/04/25 - 30/04/25	\$89.00		
14/04/2025	Wireless Nation	Internet Connection 01/05/25 - 31/05/25	\$89.00		
14/05/2025	Wireless Nation	Internet Connection 01/06/25 - 30/06/25	\$89.00		
16/06/2025	Wireless Nation	Internet Connection 01/07/25 - 31/07/25	\$89.00		
14/07/2025	Wireless Nation	Internet Connection 01/08/25 - 31/08/25	\$89.00		
14/08/2025	Wireless Nation	Internet Connection 01/09/25 - 30/09/25	\$89.00		
Total :			\$1,068.00	\$0.00	\$1,068.00
6-6420		Pest Control			
Beginning Balance:		\$0.00			
30/09/2024	Economic Pest Control	Pest Control Service	\$207.00		
30/10/2024	Economic Pest Control	Pest Control Service	\$207.00		
30/11/2024	Economic Pest Control	Pest Control Service	\$207.00		

## General Ledger [Detail]

September 2024 To August 2025

Date	Memo	Allocation Memo	Debit	Credit	Net Activity
30/12/2024	Economic Pest Control	Pest Control Service	\$207.00		
31/01/2025	Economic Pest Control	Pest Control Service	\$207.00		
28/02/2025	Economic Pest Control	Pest Control Service	\$207.00		
31/03/2025	Economic Pest Control	Pest Control Service	\$207.00		
30/04/2025	Economic Pest Control	Pest Control Service	\$207.00		
31/05/2025	Economic Pest Control	Pest Control Service	\$207.00		
30/06/2025	Economic Pest Control	Pest Control Service	\$207.00		
31/07/2025	Economic Pest Control	Pest Control Service	\$207.00		
31/08/2025	Economic Pest Control	Pest Control Service	\$207.00		
Total :			\$2,484.00	\$0.00	\$2,484.00
<b>6-8000</b>	<b>Contingency Fund</b>				
<b>Beginning Balance: \$0.00</b>					
13/12/2024	Smartway Security Services Ltd	4 x Additional CCTV	\$6,614.23		
16/03/2025	Auckland City Gas Ltd	Hot water system upgrade	\$15,136.43		
17/03/2025	Total Works Electrical Ltd	Electrical work for new hot water system	\$1,509.82		
31/03/2025	Equity Transfer	Surplus Funds YE2024		\$15,104.40	
31/08/2025	Contingency Interest	Interest Received to 31/08/25		\$679.53	
31/08/2025	Movement of Funds	Equity Movement		\$7,476.55	
Total :			\$23,260.48	\$23,260.48	\$0.00
<b>6-8200</b>	<b>LTMP Fund</b>				
<b>Beginning Balance: \$0.00</b>					
30/09/2024	Commodore Electrical Ltd	Emergency lighting repairs	\$2,565.26		
30/01/2025	Access NZ 2005	Roof Guttering/Downpipe Repairs	\$6,687.94		
30/04/2025	Commodore Electrical Ltd	Emergency lights upgrades	\$6,633.29		
31/05/2025	AGM Budget	As per AGM Budget	\$41,863.51		
Total :			\$57,750.00	\$0.00	\$57,750.00
Grand Total :			\$218,985.16	\$23,808.04	

Payables Reconciliation [Summary]

As of 31/08/2025

Name	Total Due	0 - 30	31 - 60	61 - 90	90+
Economic Pest Control	\$207.00	\$207.00	\$0.00	\$0.00	\$0.00
Fire System Maintenance Ltd	\$258.75	\$258.75	\$0.00	\$0.00	\$0.00
Smart Metering	\$34.67	\$34.67	\$0.00	\$0.00	\$0.00
Total:	\$500.42	\$500.42	\$0.00	\$0.00	\$0.00
Ageing Percent:		100.0%	0.0%	0.0%	0.0%
Payables Account:	\$500.42				
Out of Balance Amount:	\$0.00				