



ANNUAL REPORTS

for the financial year to 31/08/2025

Body Corporate 209179

15 O'Sullivan Place, Waiuku Auckland 2123

Manager: Shantel Kippen

	Page
Detailed Expenses	1
Outstanding Creditors	6
Investments	7
Balance Sheet - Group	8
Income & Expenditure Statement - Group	10



Detailed Expenses for the financial year from 01/09/2024 to 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
------	---------	-------	--------	--------	------	---------	-------------

General

Administrative Fund

Admin--Administration Fee--Standard 154000

01/09/2024	Reversal: Accrual: Administration Fee 2023-2024		(1,750.00)		Jnl	60982	
03/09/2024	Administration Fees September 2024	Auckland Property	1,750.00	Paid	DE		000064
04/02/2025	Administration Fees February 2025	Auckland Property	7,230.00	Paid	DE		000090
			\$7,230.00				

Admin--APM Debt Recovery Costs 155005

01/09/2024	Reversal: Accrual: APM Debt Recovery Costs		(253.00)		Jnl	61073	
29/08/2025	Debt Administration Fees	Auckland Property	253.00	Paid	DE		000133
			\$0.00				

Admin--APM Investment Admin Fee 151401

30/09/2024	Admin fee on investment		0.44		Jnl		
30/09/2024	Admin fee on operating interest		2.12		Jnl	61549	
31/10/2024	Admin fee on investment		0.44		Jnl		
31/10/2024	Admin fee on operating interest		2.25		Jnl	62405	
29/11/2024	Admin fee on operating interest		2.93		Jnl	63118	
29/11/2024	Admin fee on investment		0.37		Jnl		
31/12/2024	Admin fee on investment		0.35		Jnl		
31/12/2024	Admin fee on operating interest		2.33		Jnl	63774	
31/01/2025	Admin fee on operating interest		2.19		Jnl	64446	
31/01/2025	Admin fee on investment		0.34		Jnl		
28/02/2025	Admin fee on investment		0.31		Jnl		
28/02/2025	Admin fee on operating interest		1.60		Jnl	65051	
26/03/2025	Admin fee on Investment		0.24		Jnl	65583	
31/03/2025	Admin fee on operating interest		1.47		Jnl	65810	
30/04/2025	Admin fee on operating interest		1.23		Jnl	66786	
30/05/2025	Admin fee on operating interest		1.10		Jnl	67691	
30/06/2025	Admin fee on operating interest		1.08		Jnl	68220	
31/07/2025	Admin fee on operating interest		0.63		Jnl	68910	
29/08/2025	Admin fee on operating interest		0.43		Jnl	69562	
			\$21.85				

Admin--Sections 146/147/148 Fees 156000

01/10/2024	Lot 11: Unit 11, Pre-Settlement Disclosure Stateme		(414.00)		Ow.Inv		
04/11/2024	Disclosure Statement Fees November 2024	Auckland Property	414.00	Paid	DE		000074
			\$0.00				

Insurance--Claim--Payout 159101

09/07/2025	Repairs to the eaves	LBK Limited t/a GoFox	2,373.60	Paid	DE	2082	000121
------------	----------------------	-----------------------	----------	------	----	------	--------

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
09/07/2025	Installed 2 new overflows, gutter & valley cleanin	LBK Limited t/a GoFox	2,918.13	Paid	DE	1839	000121
18/07/2025	Lot 1: Oncharge excess cash settled to tghe insure		(400.00)		Ow.Inv		
18/07/2025	Lot 2: Oncharge excess cash settled to tghe insure		(250.00)		Ow.Inv		
22/08/2025	Insurance Claim Payout NZI C1110176		(2,245.86)		Rct	293	
22/08/2025	Insurance Claim Payout NZI C1110182		(2,395.86)		Rct	292	
			\$0.01				
Insurance--Premiums 159100							
14/11/2024	Association Liability 18/08/24 - 18/08/25	Marsh Ltd	845.25	Paid	DE	I02331118	000079
14/11/2024	Business Package Policy 18/08/24 - 18/08/25	Marsh Ltd	20,036.32	Paid	DE	I02331117	000079
27/08/2025	Association Liability 18/08/25 - 18/08/26	Marsh Ltd	845.25	Paid	DE	I02427569	000132
31/08/2025	Prepaid: Association Liability 18/08/25 - 18/08/26		(845.25)		Jnl	69794	
			\$20,881.57				
Insurance--Valuation 159200							
09/07/2025	Insurance valuation and report	Opteon New Zealand Limited	724.50	Paid	DE	20502317-1	000122
			\$724.50				
Maint Bldg--General Repairs 167200							
05/02/2025	Plumbing technician	LBK Limited t/a GoFox	480.73	Paid	DE	1799	000092
19/03/2025	Excavate trench around water meter	HPC Plumbing & Gas Ltd	402.51	Paid	DE	7215	000103
			\$883.24				
Maint Grounds--Lawns & Gardening 178400							
09/09/2024	Mowing and edges 13/08/24 & 26/08/24	Westcoast Mowing	126.50	Paid	DE	2140	000066
02/10/2024	Mowing and edges 10/09/24 & 24/09/24	Westcoast Mowing	126.50	Paid	DE	2173	000070
04/11/2024	Mowing and edges 08/10/24 & 21/10/24	Westcoast Mowing	126.50	Paid	DE	2209	000076
29/11/2024	Mowing and edges 04/11/24 & 19/11/24	Westcoast Mowing	126.50	Paid	DE	2265	000082
06/01/2025	Mowing and edges 03/12/24, 17/12/24 & 30/12/24	Westcoast Mowing	189.75	Paid	DE	2332	000089
10/02/2025	Mowing and edges 14/01/25 & 29/01/25	Westcoast Mowing	126.50	Paid	DE	2377	000094
10/03/2025	Mowing and edges 14/02/25 & 25/02/25	Westcoast Mowing	126.50	Paid	DE	2432	000100
03/04/2025	Mowing and edges 11/03/25 & 25/03/25	Westcoast Mowing	448.50	Paid	DE	2473	000108
02/05/2025	Mowing and edges 07/04/25 - 22/04/25	Westcoast Mowing	161.00	Paid	DE	2528	000110
29/05/2025	Mowing and edges 06/05/25 - 20/05/25	Westcoast Mowing	161.00	Paid	DE	2579	000116
14/07/2025	Mowing and edges 03/06/25 & 17/06/25	Westcoast Mowing	161.00	Paid	DE	2653	000126
06/08/2025	Mowing and edges 14/07/25 & 30/07/25	Westcoast Mowing	161.00	Paid	DE	2705	000128
			\$2,041.25				
Utility--Water & Sewerage 191200							
17/09/2024	Water 07/08/24 - 03/09/24	Watercare Services	580.29	Paid	DE	5422894-01	000068
01/10/2024	Lot 11: Estimated Water Usage 17/08/24 to 18/10/24		(88.83)		Ow.Inv		
25/10/2024	Water 03/09/24 - 08/10/24	Watercare Services	840.44	Paid	DE	5422894-01	000072
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(243.18)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(131.71)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(162.11)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(202.65)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(182.38)		Ow.Inv		

OSullivan Place - BC 209179
15 O'Sullivan Place, Waiuku Auckland 2123

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(207.72)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(273.59)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(60.78)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(70.91)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(96.24)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(60.78)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(111.44)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(45.58)	Cancel	Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(75.98)		Ow.Inv		
13/11/2024	Water Usage: 17/08/2024 to 13/11/2024		(126.65)		Ow.Inv		
14/11/2024	Water 08/10/24 - 04/11/24	Watercare Services	620.83	Paid	DE	5422894-01	000080
27/11/2024	Water Usage 17/08/2024 to 13/11/2024. Includes Sup		(13.31)		Ow.Inv		
27/11/2024	Owner invoice cancellation for lot: 11/209179		45.58	Cancel	Ow.Inv		
17/12/2024	Water 04/11/24 - 04/12/24	Watercare Services	719.62	Paid	DE	5422894-01	000085
10/01/2025	Water 04/12/24 - 06/01/25	Watercare Services	777.94	Paid	DE	5422895-01	000088
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(213.06)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(121.86)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(177.59)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(101.59)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(121.86)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(152.26)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(157.33)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(111.72)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(197.86)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(192.80)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(309.33)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(309.33)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(76.26)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(126.93)		Ow.Inv		
18/02/2025	Water Usage: 14/11/2024 to 15/02/2025		(66.12)		Ow.Inv		
19/02/2025	REIM For reading of Water Meters	Indy Wright	100.00	Paid	DE	19022025	000096
25/02/2025	Water 06/01/25 - 05/02/25	Watercare Services	942.57	Paid	DE	5422894-01	000098
13/03/2025	Water 05/02/25 - 04/03/25	Watercare Services	737.34	Paid	DE	5422895-01	000104
09/04/2025	Water 04/03/25 - 01/04/25	Watercare Services	652.08	Paid	DE	5422894-01	000107
15/05/2025	Water 01/04/25 - 02/05/25	Watercare Services	781.28	Paid	DE	5422894-01	000114
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(197.81)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(258.62)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(61.01)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(86.34)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(91.41)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(81.27)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(131.94)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(126.88)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(66.07)		Ow.Inv		

OSullivan Place - BC 209179**15 O'Sullivan Place, Waiuku Auckland 2123**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
------	---------	-------	--------	--------	------	---------	-------------

General

20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(111.67)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(142.08)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(142.08)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(126.88)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(202.88)		Ow.Inv		
20/05/2025	Water Usage: 16/02/2025 to 19/05/2025		(182.61)		Ow.Inv		
21/05/2025	REIM: For reading of Water Meters	Indy Wright	20.00	Paid	DE	21052025	000113
23/06/2025	Water 02/05/25 - 03/06/25	Watercare Services	731.50	Paid	DE	5422894-01	000118
14/07/2025	Water 03/06/25 - 02/07/25	Watercare Services	693.46	Paid	DE	5422894-01	000125
11/08/2025	CREDIT: Water 02/07/25 - 01/08/25		(302.04)	On hold	Inv	5422894-01	
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(91.78)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(91.78)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(137.38)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(167.78)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(71.51)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(177.91)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(142.45)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(127.25)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(157.65)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(238.72)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(198.18)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(253.92)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(340.06)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(30.97)		Ow.Inv		
21/08/2025	Water Usage: 20/05/2025 to 20/08/2025		(101.91)		Ow.Inv		
22/08/2025	REIM: For reading of water Meters Aug-25	Indy Wright	20.00	Paid	DE	22082025	000131
29/08/2025	Water 01/08/25 - 02/09/25		230.05	On hold	Inv	5422894-01	
			-\$737.60				

Total expenses \$31,044.82

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
------	---------	-------	--------	--------	------	---------	-------------

General

Long Term Maintenance Fund

Admin--APM Investment Admin Fee	251401
---------------------------------	--------

31/03/2025	Admin fee on investment	0.08	Jnl
30/04/2025	Admin fee on investment	0.37	Jnl
31/05/2025	Admin fee on investment	0.34	Jnl
30/06/2025	Admin fee on investment	0.32	Jnl
31/07/2025	Admin fee on investment	0.32	Jnl
29/08/2025	Admin fee on investment	0.30	Jnl
		\$1.73	

Total expenses	\$1.73
----------------	--------

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Creditors

As at 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

Due date	Invoice	Description	Amount	GST
Watercare Services				
11/08/2025		CREDIT: Water 02/07/25 - 01/08/25	(302.04)	0.00
31/08/2025		Water 01/08/25 - 02/09/25	230.05	0.00
			(71.99)	0.00
Total outstanding invoices			-\$71.99	\$0.00



Investments As of 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 209179	15 O'Sullivan Place, Waiuku	Auckland	2123		
ASB Bank Limited	O'Sullivan LTMF	123111	0005916 037	0.00	3,022.96



Balance Sheet - Group

As at 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(8,658.34)
Owners Equity--Admin	12,716.50
	<u>4,058.16</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	3,521.34
Owners Equity--LTMF	37.07
	<u>3,558.41</u>

Net owners' funds

\$7,616.57

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	1,438.48
Prepaid Expenses--Admin	845.25
Receivable--Owners--Admin	1,702.44
	<u>3,986.17</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	535.45
Investment #1 - Savings--LTMF	3,022.96
	<u>3,558.41</u>

Unallocated Money

Cash at Bank--Unallocated	2,056.19
	<u>2,056.19</u>

Total assets

9,600.77

Less liabilities

Administrative Fund

Creditors--Other--Admin	(71.99)
	<u>(71.99)</u>

Long Term Maintenance Fund

0.00

Unallocated Money

Prepaid Levies--Unallocated	2,056.19
	<u>2,056.19</u>

Total liabilities

1,984.20

Net assets

\$7,616.57

Maintenance**Current period****Owners' funds****Administrative Fund**

Operating Surplus/Deficit--Admin	0.00
Owners Equity--Admin	148.23
	<u>148.23</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	0.00
	<u>0.00</u>

Net owners' funds\$148.23**Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin	148.23
	<u>148.23</u>

Long Term Maintenance Fund

	<u>0.00</u>
<i>Total assets</i>	<u>148.23</u>

Less liabilities**Administrative Fund**0.00**Long Term Maintenance Fund**0.00*Total liabilities*0.00**Net assets**\$148.23



Income & Expenditure Statement - Group

for the financial year

to 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

General

Administrative Fund

	Current period 01/09/2024-31/08/2025	Annual budget 01/09/2024-31/08/2025	Previous year 01/09/2023-31/08/2024
Revenue			
Admin Rebate	0.00	0.00	56.05
Income Tax Refund	0.00	0.00	1.05
Interest - Operating Account	258.19	0.00	286.32
Interest on Arrears--Admin	0.00	0.00	73.84
Interest on Investments--Admin	33.24	0.00	72.19
Levies Due--Admin	22,095.05	22,095.07	33,205.75
<i>Total revenue</i>	<u>22,386.48</u>	<u>22,095.07</u>	<u>33,695.20</u>
Less expenses			
Admin--Administration Fee--Standard	7,230.00	7,230.00	7,146.74
Admin--APM Investment Admin Fee	21.85	0.00	26.89
Admin--Long Term Maintenance Fund Plan	0.00	1,200.00	0.00
Insurance--Claim--Payout	0.01	0.00	0.00
Insurance--Premiums	20,881.57	20,881.57	20,201.53
Insurance--Valuation	724.50	0.00	0.00
Maint Bldg--Cleaning--Gutters	0.00	1,000.00	0.00
Maint Bldg--General Repairs	883.24	1,500.00	1,187.79
Maint Grounds--Lawns & Gardening	2,041.25	2,200.00	1,707.75
Utility--Water & Sewerage	(737.60)	2,000.00	976.45
<i>Total expenses</i>	<u>31,044.82</u>	<u>36,011.57</u>	<u>31,247.15</u>
Surplus/Deficit	<u>(8,658.34)</u>	<u>(13,916.50)</u>	<u>2,448.05</u>
Opening balance	12,716.50	12,716.50	10,268.45
Closing balance	<u><u>\$4,058.16</u></u>	<u><u>-\$1,200.00</u></u>	<u><u>\$12,716.50</u></u>

General**Long Term Maintenance Fund**

	Current period	Annual budget	Previous year
	01/09/2024-31/08/2025	01/09/2024-31/08/2025	01/09/2023-31/08/2024
Revenue			
Interest on Arrears--LTMF	0.00	0.00	16.82
Interest on Investments--LTMF	23.06	0.00	21.93
Levies Due--LTMF	3,500.01	3,500.00	3,122.44
<i>Total revenue</i>	3,523.07	3,500.00	3,161.19
Less expenses			
Admin--APM Investment Admin Fee	1.73	0.00	1.64
<i>Total expenses</i>	1.73	0.00	1.64
Surplus/Deficit	3,521.34	3,500.00	3,159.55
Opening balance	37.07	37.07	(3,122.48)
Closing balance	\$3,558.41	\$3,537.07	\$37.07

Maintenance**Administrative Fund**

	Current period	Annual budget	Previous year
	01/09/2024-31/08/2025	01/09/2024-31/08/2025	01/09/2023-31/08/2024
Revenue			
<i>Total revenue</i>	0.00	0.00	0.00
Less expenses			
Maint Bldg--General Repairs	0.00	0.00	1,106.19
<i>Total expenses</i>	0.00	0.00	1,106.19
Surplus/Deficit	0.00	0.00	(1,106.19)
Opening balance	148.23	148.23	1,254.42
Closing balance	\$148.23	\$148.23	\$148.23



Balance Sheet - Abridged

As at 31/08/2025

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

OSullivan Place - BC 209179

15 O'Sullivan Place, Waiuku Auckland 2123

Current period

Owners' funds

Operating Surplus/Deficit--Admin	(8,658.34)
Owners Equity--Admin	12,864.73
	<u>4,206.39</u>
Operating Surplus/Deficit--LTMF	3,521.34
Owners Equity--LTMF	37.07
	<u>3,558.41</u>
Net owners' funds	<u>\$7,764.80</u>

Represented by:

Assets

Cash at Bank	4,178.35
Investments	3,022.96
Prepaid Expenses--Admin	845.25
Receivable--Owners	1,702.44
Total assets	<u>9,749.00</u>

Less liabilities

Creditors--Other	(71.99)
Prepaid Levies--Unallocated	2,056.19
Total liabilities	<u>1,984.20</u>

Net assets

\$7,764.80

Client Statement

Client Name:	OPERATING OSullivan Place - BC 209179	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	OSullivan Place 15	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015209-37		
Client Reference:	209179		

Account type Sundry
Opening Date: 01 Sep 2023

Date	Transaction	Withdrawal	Deposit	Balance
01 Sep 2024	Opening Balance			\$12,152.99
03 Sep 2024	1918 209179 Crooke		\$106.61	\$12,259.60
03 Sep 2024	Auckland Pro DE PAYMENT 000064	\$1,750.00		\$10,509.60
04 Sep 2024	1921 OP 209179 Shaw		\$172.48	\$10,682.08
06 Sep 2024	1925 209179 Roberts		\$45.00	\$10,727.08
07 Sep 2024	1929 BC209179 O*Sullivan		\$25.54	\$10,752.62
12 Sep 2024	Auckland Pro DE PAYMENT 000066	\$126.50		\$10,626.12
13 Sep 2024	1925 209179 Roberts		\$45.00	\$10,671.12
13 Sep 2024	PTA Deposit		\$116.74	\$10,787.86
19 Sep 2024	Auckland Pro DE PAYMENT 000068	\$580.29		\$10,207.57
20 Sep 2024	1925 209179 Roberts		\$45.00	\$10,252.57
26 Sep 2024	1916 209179 04 25/09/24		\$66.07	\$10,318.64
26 Sep 2024	209179 Brendan wrig 1923		\$197.81	\$10,516.45
27 Sep 2024	1925 209179 Roberts		\$45.00	\$10,561.45
30 Sep 2024	OPERATING 209179 1924		\$202.88	\$10,764.33
30 Sep 2024	Interest		\$39.30	\$10,803.63
30 Sep 2024	Tax @ 28.00%	\$11.00		\$10,792.63
30 Sep 2024	Admin Fee	\$2.12		\$10,790.51
03 Oct 2024	Auckland Pro DE PAYMENT 000070	\$126.50		\$10,664.01
04 Oct 2024	1925 209179 Roberts		\$45.00	\$10,709.01
04 Oct 2024	OPERATING BC209179 1915		\$86.34	\$10,795.35
09 Oct 2024	1927 209179 JETSL		\$294.08	\$11,089.43
11 Oct 2024	1925 209179 Roberts		\$45.00	\$11,134.43
16 Oct 2024	1927 BC209179 Jetsl Holdin		\$294.08	\$11,428.51
18 Oct 2024	1925 209179 Roberts		\$45.00	\$11,473.51
18 Oct 2024	Crooke 209179_11 1918		\$414.00	\$11,887.51
18 Oct 2024	Crooke Water 209179_11 1918		\$88.83	\$11,976.34
25 Oct 2024	1925 209179 Roberts		\$45.00	\$12,021.34
31 Oct 2024	Auckland Pro DE PAYMENT 000072	\$840.44		\$11,180.90
31 Oct 2024	Interest		\$41.71	\$11,222.61
31 Oct 2024	Tax @ 28.00%	\$11.67		\$11,210.94
31 Oct 2024	Admin Fee	\$2.25		\$11,208.69
01 Nov 2024	1925 209179 Roberts		\$45.00	\$11,253.69
04 Nov 2024	Auckland Pro DE PAYMENT 000074	\$414.00		\$10,839.69
07 Nov 2024	Auckland Pro DE PAYMENT 000076	\$126.50		\$10,713.19
08 Nov 2024	1925 209179 Roberts		\$45.00	\$10,758.19
10 Nov 2024	1928 1928 1928		\$1,695.68	\$12,453.87
11 Nov 2024	1916 BC209179 Perez		\$1,723.82	\$14,177.69
11 Nov 2024	1924 BC 209179 Kemp		\$1,000.00	\$15,177.69
11 Nov 2024	1927 209179 JETSL		\$1,423.35	\$16,601.04
12 Nov 2024	1919 209179 04 11/11/24		\$1,695.68	\$18,296.72
12 Nov 2024	209179 10-15 OSull 1917		\$1,726.39	\$20,023.11
12 Nov 2024	Bell unit15 BC209179 1922		\$1,702.07	\$21,725.18
13 Nov 2024	1918 BC209179 Callander		\$1,695.68	\$23,420.86
13 Nov 2024	1921 OP 209179 Shaw		\$1,672.63	\$25,093.49

Continued on following page

Client Name: OPERATING OSullivan Place - BC 209179
Client Known As: OSullivan Place 15
Client Account: 12-3111-0015209-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
14 Nov 2024	1929 BC209179 O*Sullivan		\$1,695.68	\$26,789.17
14 Nov 2024	1929 BC209179 O*Sullivan		\$70.91	\$26,860.08
14 Nov 2024	209179 10-15 OSull 1917		\$111.44	\$26,971.52
14 Nov 2024	PTA Deposit		\$126.65	\$27,098.17
15 Nov 2024	1926 BC 209179 Coetzee		\$1,879.77	\$28,977.94
15 Nov 2024	1925 209179 Roberts		\$45.00	\$29,022.94
15 Nov 2024	1923 BC209179 WRIGHT		\$1,716.15	\$30,739.09
15 Nov 2024	1923 BC209179 WRIGHT		\$162.11	\$30,901.20
15 Nov 2024	1926 BC 209179 Coetzee		\$207.72	\$31,108.92
15 Nov 2024	1925 209179 Roberts		\$400.00	\$31,508.92
19 Nov 2024	OPERATING 209179 1915		\$1,726.39	\$33,235.31
19 Nov 2024	OPERATING 209179 96.24		\$96.24	\$33,331.55
20 Nov 2024	1928 1928 1928		\$60.78	\$33,392.33
21 Nov 2024	1925 209179 Roberts		\$87.50	\$33,479.83
21 Nov 2024	Water 1918		\$13.31	\$33,493.14
21 Nov 2024	ISAACS BC 209179 1920		\$1,672.63	\$35,165.77
21 Nov 2024	Auckland Pro DE PAYMENT 000080	\$620.83		\$34,544.94
21 Nov 2024	Auckland Pro DE PAYMENT 000079	\$20,881.57		\$13,663.37
22 Nov 2024	1925 209179 Roberts		\$45.00	\$13,708.37
22 Nov 2024	WAIUKU RENTA OSULLIVAN REF 1924		\$202.65	\$13,911.02
26 Nov 2024	1921 OP 209179 Shaw		\$243.18	\$14,154.20
29 Nov 2024	1925 209179 Roberts		\$45.00	\$14,199.20
29 Nov 2024	Interest		\$54.16	\$14,253.36
29 Nov 2024	Tax @ 28.00%	\$15.16		\$14,238.20
29 Nov 2024	Admin Fee	\$2.93		\$14,235.27
03 Dec 2024	1924 BC 209179 Kemp		\$718.70	\$14,953.97
05 Dec 2024	Auckland Pro DE PAYMENT 000082	\$126.50		\$14,827.47
06 Dec 2024	1925 209179 Roberts		\$45.00	\$14,872.47
13 Dec 2024	1925 209179 Roberts		\$45.00	\$14,917.47
17 Dec 2024	Bell unit15 BC209179 1922		\$131.71	\$15,049.18
18 Dec 2024	OPERATING 209179 1919		\$75.98	\$15,125.16
18 Dec 2024	1927 BC209179 Jetsl Holdin		\$273.59	\$15,398.75
18 Dec 2024	BC209179 Perez 1916		\$60.78	\$15,459.53
19 Dec 2024	Auckland Pro DE PAYMENT 000085	\$719.62		\$14,739.91
20 Dec 2024	1925 209179 Roberts		\$45.00	\$14,784.91
27 Dec 2024	1925 209179 Roberts		\$45.00	\$14,829.91
31 Dec 2024	Interest		\$43.06	\$14,872.97
31 Dec 2024	Tax @ 28.00%	\$12.05		\$14,860.92
31 Dec 2024	Admin Fee	\$2.33		\$14,858.59
03 Jan 2025	1925 209179 Roberts		\$45.00	\$14,903.59
10 Jan 2025	1925 209179 Roberts		\$45.00	\$14,948.59
16 Jan 2025	Auckland Pro DE PAYMENT 000089	\$189.75		\$14,758.84
16 Jan 2025	Auckland Pro DE PAYMENT 000088	\$777.94		\$13,980.90
17 Jan 2025	1925 209179 Roberts		\$45.00	\$14,025.90
24 Jan 2025	1925 209179 Roberts		\$45.00	\$14,070.90
31 Jan 2025	1925 209179 Roberts		\$45.00	\$14,115.90
31 Jan 2025	Interest		\$40.55	\$14,156.45
31 Jan 2025	Tax @ 28.00%	\$11.35		\$14,145.10

Continued on following page

Client Statement

Date Generated: 05 Sep 2025 09:58:05

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Name: OPERATING OSullivan Place - BC 209179
Client Known As: OSullivan Place 15
Client Account: 12-3111-0015209-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
31 Jan 2025	Admin Fee	\$2.19		\$14,142.91
03 Feb 2025	C1110182 NZI INS 0220334484		\$2,395.86	\$16,538.77
03 Feb 2025	C1110176 NZI INS 0220334485		\$2,245.86	\$18,784.63
04 Feb 2025	Auckland Pro DE PAYMENT 000090	\$7,230.00		\$11,554.63
07 Feb 2025	1925 209179 Roberts		\$45.00	\$11,599.63
07 Feb 2025	Auckland Pro DE PAYMENT 000092	\$480.73		\$11,118.90
13 Feb 2025	Auckland Pro DE PAYMENT 000094	\$126.50		\$10,992.40
14 Feb 2025	1925 209179 Roberts		\$45.00	\$11,037.40
19 Feb 2025	209179 10-15 OSull 1917		\$121.86	\$11,159.26
19 Feb 2025	Water 1918		\$152.26	\$11,311.52
20 Feb 2025	Bell unit15 BC209179 1922		\$157.33	\$11,468.85
20 Feb 2025	Auckland Pro DE PAYMENT 000096	\$100.00		\$11,368.85
21 Feb 2025	1925 209179 Roberts		\$45.00	\$11,413.85
26 Feb 2025	BC209179 Perez 1916		\$101.59	\$11,515.44
26 Feb 2025	1927 BC209179 Jetsl Holdin		\$309.33	\$11,824.77
27 Feb 2025	Auckland Pro DE PAYMENT 000098	\$942.57		\$10,882.20
28 Feb 2025	1925 209179 Roberts		\$45.00	\$10,927.20
28 Feb 2025	WAIUKU RENTA BC209179 1924		\$213.06	\$11,140.26
28 Feb 2025	Interest		\$29.68	\$11,169.94
28 Feb 2025	Tax @ 28.00%	\$8.31		\$11,161.63
28 Feb 2025	Admin Fee	\$1.60		\$11,160.03
03 Mar 2025	1921 OP 209179 Shaw		\$177.59	\$11,337.62
03 Mar 2025	1928 1928 1928		\$309.33	\$11,646.95
05 Mar 2025	OPERATING 209179 1915		\$121.86	\$11,768.81
06 Mar 2025	1929 BC209179 O*Sullivan		\$66.12	\$11,834.93
07 Mar 2025	OPERATING 209179 1919		\$76.26	\$11,911.19
07 Mar 2025	1925 209179 Roberts		\$45.00	\$11,956.19
13 Mar 2025	Auckland Pro DE PAYMENT 000100	\$126.50		\$11,829.69
14 Mar 2025	1925 209179 Roberts		\$45.00	\$11,874.69
16 Mar 2025	Wright BC209179 1923		\$111.72	\$11,986.41
17 Mar 2025	PTA Deposit		\$126.93	\$12,113.34
20 Mar 2025	Auckland Pro DE PAYMENT 000103	\$402.51		\$11,710.83
20 Mar 2025	Auckland Pro DE PAYMENT 000104	\$737.34		\$10,973.49
20 Mar 2025	1926 BC 209179 Coetzee		\$192.80	\$11,166.29
21 Mar 2025	1925 209179 Roberts		\$45.00	\$11,211.29
26 Mar 2025	Trs to CAB BC209179		\$2,268.62	\$13,479.91
26 Mar 2025	Trs to LTMF BC209179 Invest1LTMF	\$3,000.00		\$10,479.91
28 Mar 2025	1925 209179 Roberts		\$45.00	\$10,524.91
31 Mar 2025	Interest		\$27.24	\$10,552.15
31 Mar 2025	Tax @ 28.00%	\$7.62		\$10,544.53
31 Mar 2025	Admin Fee	\$1.47		\$10,543.06
04 Apr 2025	1925 209179 Roberts		\$45.00	\$10,588.06
10 Apr 2025	Auckland Pro DE PAYMENT 000107	\$652.08		\$9,935.98
10 Apr 2025	Auckland Pro DE PAYMENT 000108	\$448.50		\$9,487.48
11 Apr 2025	1925 209179 Roberts		\$45.00	\$9,532.48
18 Apr 2025	1925 209179 Roberts		\$45.00	\$9,577.48
25 Apr 2025	1925 209179 Roberts		\$45.00	\$9,622.48
30 Apr 2025	Interest		\$22.72	\$9,645.20

Continued on following page

Client Statement

Date Generated: 05 Sep 2025 09:58:05

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Name: OPERATING OSullivan Place - BC 209179
Client Known As: OSullivan Place 15
Client Account: 12-3111-0015209-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
30 Apr 2025	Tax @ 28.00%	\$6.36		\$9,638.84
30 Apr 2025	Admin Fee	\$1.23		\$9,637.61
02 May 2025	1925 209179 Roberts		\$45.00	\$9,682.61
08 May 2025	Auckland Pro DE PAYMENT 000110	\$161.00		\$9,521.61
09 May 2025	1925 209179 Roberts		\$45.00	\$9,566.61
15 May 2025	1925 209179 Roberts		\$198.00	\$9,764.61
16 May 2025	1925 209179 Roberts		\$55.00	\$9,819.61
20 May 2025	209179 10-15 OSull UNIT-10		\$131.94	\$9,951.55
21 May 2025	1921 OP 209179 Shaw		\$142.80	\$10,094.35
21 May 2025	BC209179 Perez 1916		\$81.27	\$10,175.62
22 May 2025	1928 1928 1928		\$86.34	\$10,261.96
22 May 2025	Auckland Pro DE PAYMENT 000114	\$781.28		\$9,480.68
22 May 2025	Auckland Pro DE PAYMENT 000113	\$20.00		\$9,460.68
23 May 2025	1925 209179 Roberts		\$55.00	\$9,515.68
26 May 2025	Water 1918		\$126.88	\$9,642.56
26 May 2025	WAIUKU RENTA OSULLIVAN BC209179		\$202.88	\$9,845.44
26 May 2025	1926 BC 209179 Coetzee		\$197.81	\$10,043.25
29 May 2025	1929 BC209179 O*Sullivan		\$61.01	\$10,104.26
29 May 2025	Auckland Pro DE PAYMENT 000116	\$161.00		\$9,943.26
30 May 2025	1925 209179 Roberts		\$55.00	\$9,998.26
30 May 2025	Interest		\$20.39	\$10,018.65
30 May 2025	Tax @ 28.00%	\$5.70		\$10,012.95
30 May 2025	Admin Fee	\$1.10		\$10,011.85
05 Jun 2025	1915 209179 04 04/06/25		\$91.41	\$10,103.26
06 Jun 2025	1925 209179 Roberts		\$55.00	\$10,158.26
13 Jun 2025	1925 209179 Roberts		\$55.00	\$10,213.26
18 Jun 2025	Bell unit15 BC209179 1922		\$142.08	\$10,355.34
20 Jun 2025	1925 209179 Roberts		\$55.00	\$10,410.34
20 Jun 2025	209179 Brendan wrig 1923		\$126.88	\$10,537.22
23 Jun 2025	1919 209179 04 19/06/25		\$66.07	\$10,603.29
25 Jun 2025	PTA Deposit		\$111.67	\$10,714.96
26 Jun 2025	Auckland Pro DE PAYMENT 000118	\$731.50		\$9,983.46
27 Jun 2025	1925 209179 Roberts		\$55.00	\$10,038.46
30 Jun 2025	Interest		\$20.03	\$10,058.49
30 Jun 2025	Tax @ 28.00%	\$5.60		\$10,052.89
30 Jun 2025	Admin Fee	\$1.08		\$10,051.81
02 Jul 2025	1927 209179 JETSL		\$258.62	\$10,310.43
04 Jul 2025	1925 209179 Roberts		\$55.00	\$10,365.43
10 Jul 2025	Auckland Pro DE PAYMENT 000122	\$724.50		\$9,640.93
10 Jul 2025	Auckland Pro DE PAYMENT 000121	\$5,291.73		\$4,349.20
11 Jul 2025	1925 209179 Roberts		\$55.00	\$4,404.20
17 Jul 2025	Auckland Pro DE PAYMENT 000125	\$693.46		\$3,710.74
17 Jul 2025	Auckland Pro DE PAYMENT 000126	\$161.00		\$3,549.74
18 Jul 2025	1925 209179 Roberts		\$55.00	\$3,604.74
19 Jul 2025	Brendan W BC209179 1923		\$250.00	\$3,854.74
22 Jul 2025	1916 BC209179 Perez		\$400.00	\$4,254.74
25 Jul 2025	1925 209179 Roberts		\$55.00	\$4,309.74
31 Jul 2025	Interest		\$11.68	\$4,321.42

Continued on following page

Client Statement

Date Generated: 05 Sep 2025 09:58:05

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Name: OPERATING OSullivan Place - BC 209179
Client Known As: OSullivan Place 15
Client Account: 12-3111-0015209-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
31 Jul 2025	Tax @ 28.00%	\$3.27		\$4,318.15
31 Jul 2025	Admin Fee	\$0.63		\$4,317.52
01 Aug 2025	1925 209179 Roberts		\$55.00	\$4,372.52
07 Aug 2025	Auckland Pro DE PAYMENT 000128	\$161.00		\$4,211.52
08 Aug 2025	1925 209179 Roberts		\$55.00	\$4,266.52
15 Aug 2025	1925 209179 Roberts		\$55.00	\$4,321.52
21 Aug 2025	209179 10-15 OSull 1917		\$137.38	\$4,458.90
22 Aug 2025	1925 209179 Roberts		\$55.00	\$4,513.90
27 Aug 2025	209179 Brendan wrig 1923		\$157.65	\$4,671.55
27 Aug 2025	1928 1928 1928		\$30.97	\$4,702.52
27 Aug 2025	Benchmark Pr 15 O*Sulliva remittance		\$431.84	\$5,134.36
28 Aug 2025	Auckland Pro DE PAYMENT 000131	\$20.00		\$5,114.36
28 Aug 2025	Auckland Pro DE PAYMENT 000132	\$845.25		\$4,269.11
29 Aug 2025	1925 209179 Roberts		\$55.00	\$4,324.11
29 Aug 2025	1929 BC209179 O*Sullivan		\$101.91	\$4,426.02
29 Aug 2025	Auckland Pro DE PAYMENT 000133	\$253.00		\$4,173.02
29 Aug 2025	Interest		\$7.99	\$4,181.01
29 Aug 2025	Tax @ 28.00%	\$2.23		\$4,178.78
29 Aug 2025	Admin Fee	\$0.43		\$4,178.35
31 Aug 2025	Closing Balance			\$4,178.35

Client Statement

Date Generated: 05 Sep 2025 09:58:05

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Statement

Client Name: O'Sullivan LTMF
Client Known As: O'Sullivan LTMF
Client Account: 12-3111-0005916-37
Client Reference: 209179 LTMF

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 12 Oct 2012

Date	Transaction	Withdrawal	Deposit	Balance
01 Sep 2024	Opening Balance			\$1.63
30 Sep 2024	Interest		\$0.01	\$1.64
31 Oct 2024	Interest		\$0.01	\$1.65
29 Nov 2024	Interest		\$0.01	\$1.66
31 Dec 2024	Interest		\$0.01	\$1.67
31 Jan 2025	Interest		\$0.01	\$1.68
28 Feb 2025	Interest		\$0.01	\$1.69
26 Mar 2025	Trs from CAB BC209179 Invest1LTMF		\$3,000.00	\$3,001.69
31 Mar 2025	Interest		\$1.38	\$3,003.07
31 Mar 2025	Tax @ 28.00%	\$0.38		\$3,002.69
31 Mar 2025	Admin Fee	\$0.08		\$3,002.61
30 Apr 2025	Interest		\$6.91	\$3,009.52
30 Apr 2025	Tax @ 28.00%	\$1.93		\$3,007.59
30 Apr 2025	Admin Fee	\$0.37		\$3,007.22
30 May 2025	Interest		\$6.30	\$3,013.52
30 May 2025	Tax @ 28.00%	\$1.76		\$3,011.76
30 May 2025	Admin Fee	\$0.34		\$3,011.42
30 Jun 2025	Interest		\$5.90	\$3,017.32
30 Jun 2025	Tax @ 28.00%	\$1.65		\$3,015.67
30 Jun 2025	Admin Fee	\$0.32		\$3,015.35
31 Jul 2025	Interest		\$5.89	\$3,021.24
31 Jul 2025	Tax @ 28.00%	\$1.64		\$3,019.60
31 Jul 2025	Admin Fee	\$0.32		\$3,019.28
29 Aug 2025	Interest		\$5.52	\$3,024.80
29 Aug 2025	Tax @ 28.00%	\$1.54		\$3,023.26
29 Aug 2025	Admin Fee	\$0.30		\$3,022.96
31 Aug 2025	Closing Balance			\$3,022.96