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ANNUAL REPORTS

for the financial year to 31/01/2024

Body Corporate 23531

6 Liverpool Street, Hamilton Central HAMILTON 3204

Manager: Karen Burgess

	Page
Statement of Financial Position	1
Statement of Financial Performance	2
Budget commencing 01/02/2024	4



Statement of Financial Position

As at 31/01/2024

Body Corporate 23531

6 Liverpool Street, Hamilton Central HAMILTON 3204

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	1,042.80	(5,380.73)
Owners Equity--Admin	(563.72)	4,817.01
	479.08	(563.72)
Sinking Fund		
Operating Surplus/Deficit--Sinking	3,600.00	2,700.00
Owners Equity--Sinking	2,700.00	0.00
	6,300.00	2,700.00
Net owners' funds	\$6,779.08	\$2,136.28
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	6,049.80	2,887.34
Receivable--Owners--Admin	454.25	0.00
	6,504.05	2,887.34
Sinking Fund		
Cash at Bank--Sinking	6,300.00	2,700.00
	6,300.00	2,700.00
Unallocated Money		
Cash at Bank--Unallocated	100.29	0.00
	100.29	0.00
<i>Total assets</i>	12,904.34	5,587.34
Less liabilities		
Administrative Fund		
Creditors--Other--Admin	126.42	241.42
Prepaid Levies--Admin	5,898.55	3,209.64
	6,024.97	3,451.06
Sinking Fund		
	0.00	0.00
Unallocated Money		
Prepaid Levies--Unallocated	100.29	0.00
	100.29	0.00
<i>Total liabilities</i>	6,125.26	3,451.06
Net assets	\$6,779.08	\$2,136.28



Statement of Financial Performance for the financial year to 31/01/2024

Body Corporate 23531

6 Liverpool Street, Hamilton Central HAMILTON 3204

Administrative Fund

	Current period 01/02/2023-31/01/2024	Annual budget 01/02/2023-31/01/2024	Variance (\$)
Revenue			
Levies Due--Admin	14,819.28	14,819.30	(0.02)
<i>Total revenue</i>	<u>14,819.28</u>	<u>14,819.30</u>	<u>(0.02)</u>
Less expenses			
Admin--Agent Disbursements	137.04	137.00	0.04
Admin--Disclosure Fees	(454.25)	0.00	(454.25)
Admin--Management Fees--Standard	2,760.00	2,760.00	0.00
Insurance--Premiums	6,419.30	6,419.30	0.00
Insurance--Valuation	707.25	670.00	37.25
Maint Bldg--General Repairs & Maintenance	2,892.69	1,500.00	1,392.69
Maint Grounds--Lawns Gardening Rubbish	1,314.45	1,700.00	(385.55)
<i>Total expenses</i>	<u>13,776.48</u>	<u>13,186.30</u>	<u>590.18</u>
Surplus/Deficit	<u>1,042.80</u>	<u>1,633.00</u>	<u>(590.20)</u>
Opening balance	(563.72)	(563.72)	0.00
Closing balance	<u><u>\$479.08</u></u>	<u><u>\$1,069.28</u></u>	<u><u>-\$590.20</u></u>

Sinking Fund

	Current period	Annual budget	Variance
	01/02/2023-31/01/2024	01/02/2023-31/01/2024	(\$)
Revenue			
Levies Due OCF--Sinking	3,600.00	3,600.00	0.00
<i>Total revenue</i>	<u>3,600.00</u>	<u>3,600.00</u>	<u>0.00</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>3,600.00</u>	<u>3,600.00</u>	<u>0.00</u>
Opening balance	2,700.00	2,700.00	0.00
Closing balance	<u>\$6,300.00</u>	<u>\$6,300.00</u>	<u>\$0.00</u>



Proposed Budget to apply from 01/02/2024

Body Corporate 23531

6 Liverpool Street, Hamilton Central HAMILTON 3204

General

	Administrative Fund		
	Proposed budget	Actual 01/02/2023-31/01/2024	Previous budget
Revenue			
Levies Due--Admin	15,165.28	14,819.28	14,819.30
<i>Total revenue</i>	<u>15,165.28</u>	<u>14,819.28</u>	<u>14,819.30</u>
Less expenses			
Admin--Agent Disbursements	137.00	137.04	137.00
Admin--Disclosure Fees	0.00	(454.25)	0.00
Admin--Management Fees--Standard	2,760.00	2,760.00	2,760.00
Insurance--Premiums	6,778.28	6,419.30	6,419.30
Insurance--Valuation	750.00	707.25	670.00
Maint Bldg--General Repairs & Maintenance	3,040.00	2,892.69	1,500.00
Maint Grounds--Lawns Gardening Rubbish	1,700.00	1,314.45	1,700.00
<i>Total expenses</i>	<u>15,165.28</u>	<u>13,776.48</u>	<u>13,186.30</u>
Surplus/Deficit	<u>0.00</u>	<u>1,042.80</u>	<u>1,633.00</u>
Opening balance	479.08	(563.72)	(563.72)
Closing balance	<u>\$479.08</u>	<u>\$479.08</u>	<u>\$1,069.28</u>
Total units of entitlement	6		6
Levy contribution per unit entitlement	\$2,527.55		\$2,469.88

General**Sinking Fund****Proposed
budget**01/02/2023-31/01/2024
Actual**Previous
budget****Revenue**

Levies Due OCF--Sinking

3,600.00

3,600.00

3,600.00

Total revenue

3,600.00

3,600.00

3,600.00

Surplus/Deficit

3,600.00

3,600.00

3,600.00

Opening balance

6,300.00

2,700.00

2,700.00

Closing balance

\$9,900.00

\$6,300.00

\$6,300.00

Total units of entitlement

6

6

Levy contribution per unit entitlement

\$600.00

\$600.00