

ANNUAL REPORTS
for the financial year to 31/08/2024

Body Corporate 350553
46 York Street, Hamilton East HAMILTON 3216
Manager: Nicole Sinclair

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Statement of Financial Position

As at 31/08/2024

Body Corporate 350553

46 York Street, Hamilton East HAMILTON 3216

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	4,578.82	(534.80)
Owners Equity--Admin	2,745.64	3,280.44
	<u>7,324.46</u>	<u>2,745.64</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	2,001.64	(8,598.26)
Owners Equity--Sinking	3,784.13	12,382.39
	<u>5,785.77</u>	<u>3,784.13</u>
Net owners' funds	\$13,110.23	\$6,529.77
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	7,525.21	2,745.64
	<u>7,525.21</u>	<u>2,745.64</u>
Sinking Fund		
Cash at Bank--Sinking	5,785.77	3,784.13
	<u>5,785.77</u>	<u>3,784.13</u>
Unallocated Money		
	<u>0.00</u>	<u>0.00</u>
<i>Total assets</i>	<u>13,310.98</u>	<u>6,529.77</u>
Less liabilities		
Administrative Fund		
Creditors--Other--Admin	200.75	0.00
	<u>200.75</u>	<u>0.00</u>
Sinking Fund		
	<u>0.00</u>	<u>0.00</u>
Unallocated Money		
	<u>0.00</u>	<u>0.00</u>
<i>Total liabilities</i>	<u>200.75</u>	<u>0.00</u>
Net assets	\$13,110.23	\$6,529.77

Statement of Financial Performance for the financial year to 31/08/2024

Body Corporate 350553

46 York Street, Hamilton East HAMILTON 3216

Administrative Fund

	Current period 01/09/2023-31/08/2024	Annual budget 01/09/2023-31/08/2024	Variance (\$)
Revenue			
Interest on Arrears--Admin	14.92	0.00	14.92
Levies Due--Admin	18,157.00	18,157.00	0.00
<i>Total revenue</i>	<u>18,171.92</u>	<u>18,157.00</u>	<u>14.92</u>
Less expenses			
Admin--Agent Disbursements	108.96	109.00	(0.04)
Admin--Consultants	736.00	1,000.00	(264.00)
Admin--Health & Safety	358.00	398.00	(40.00)
Admin--Management Fees--Standard	2,300.04	2,300.00	0.04
Admin--Shortfall Recovery	0.00	540.00	(540.00)
Insurance--Premiums	8,505.40	8,600.00	(94.60)
Insurance--Valuation	770.50	950.00	(179.50)
Maint Bldg--General Repairs & Maintenance	230.00	3,500.00	(3,270.00)
Maint Grounds--Lawns Gardening Rubbish	584.20	760.00	(175.80)
<i>Total expenses</i>	<u>13,593.10</u>	<u>18,157.00</u>	<u>(4,563.90)</u>
Surplus/Deficit	<u>4,578.82</u>	<u>0.00</u>	<u>4,578.82</u>
Opening balance	2,745.64	2,745.64	0.00
Closing balance	<u><u>\$7,324.46</u></u>	<u><u>\$2,745.64</u></u>	<u><u>\$4,578.82</u></u>

Sinking Fund

	Current period	Annual budget	Variance
	01/09/2023-31/08/2024	01/09/2023-31/08/2024	(\$)
Revenue			
Interest on Arrears--Sinking	1.64	0.00	1.64
Levies Due OCF--Sinking	2,000.00	2,000.00	0.00
<i>Total revenue</i>	2,001.64	2,000.00	1.64
Less expenses			
<i>Total expenses</i>	0.00	0.00	0.00
Surplus/Deficit	2,001.64	2,000.00	1.64
Opening balance	3,784.13	3,784.13	0.00
Closing balance	\$5,785.77	\$5,784.13	\$1.64

Proposed Budget to apply from 01/09/2024

Body Corporate 350553

46 York Street, Hamilton East HAMILTON 3216

General

Administrative Fund

**Proposed
budget**

Actual
01/09/2023-31/08/2024

**Previous
budget**

Revenue

Interest on Arrears--Admin	0.00	14.92	0.00
Levies Due--Admin	16,709.00	18,157.00	18,157.00
Total revenue	16,709.00	18,171.92	18,157.00

Less expenses

Admin--Agent Disbursements	109.00	108.96	109.00
Admin--Consultants	780.00	736.00	1,000.00
Admin--Health & Safety	380.00	358.00	398.00
Admin--Management Fees--Standard	2,300.00	2,300.04	2,300.00
Admin--Shortfall Recovery	0.00	0.00	540.00
Insurance--Premiums	10,260.00	8,505.40	8,600.00
Insurance--Valuation	810.00	770.50	950.00
Maint Bldg--General Repairs & Maintenance	1,500.00	230.00	3,500.00
Maint Grounds--Lawns Gardening Rubbish	570.00	584.20	760.00
Total expenses	16,709.00	13,593.10	18,157.00

Surplus/Deficit

	0.00	4,578.82	0.00
Opening balance	7,324.46	2,745.64	2,745.64

Closing balance

	\$7,324.46	\$7,324.46	\$2,745.64
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Total units of entitlement	100	100
Levy contribution per unit entitlement	\$167.09	\$181.57

General**Sinking Fund****Proposed
budget**

01/09/2023-31/08/2024

Actual**Previous
budget****Revenue**

Interest on Arrears--Sinking

0.00

1.64

0.00

Levies Due OCF--Sinking

2,000.00

2,000.00

2,000.00

Total revenue

2,000.00

2,001.64

2,000.00

Surplus/Deficit

2,000.00

2,001.64

2,000.00

Opening balance

5,785.77

3,784.13

3,784.13

Closing balance

\$7,785.77

\$5,785.77

\$5,784.13

Total units of entitlement

100

100

Levy contribution per unit entitlement

\$20.00

\$20.00