Quay Body Corporate
69 Victoria Street
PO Box 19093, Hamilton 3244
New Zealand

MAIN +64 7 839 2536
www.quaybodycorporate.co.nz

QUAY BODY CORPORATE

ANNUAL REPORTS

for the financial year to 31/08/2024

Body Corporate 388767

60-62 Campbell Street, Frankton HAMILTON 3204

Manager: Reggie Roux

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QUAY BODY CORPORATE

Statement of Financial Position
As at 31/08/2024

Body Corporate 388767 — 60-62 Campbell Street, Frankton HAMILTON 3204

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	7,739.27	(8,904.07)
Owners Equity--Admin	(940.84)	7,963.23
	6,798.43	(940.84)
Sinking Fund		
Operating Surplus/Deficit--Sinking	3,157.62	3,750.33
Owners Equity--Sinking	14,432.24	10,681.91
	17,589.86	14,432.24
Net owners' funds	**$24,388.29**	**$13,491.40**
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	7,196.43	154.11
Receivable--Owners--Admin	0.00	569.25
	7,196.43	723.36
Sinking Fund		
Cash at Bank--Sinking	17,589.86	14,432.24
	17,589.86	14,432.24
Unallocated Money		
Cash at Bank--Unallocated	203.10	0.00
	203.10	0.00
Total assets	24,989.39	15,155.60
Less liabilities		
Administrative Fund		
Creditors--Other--Admin	398.00	0.00
Prepaid Levies--Admin	0.00	1,664.20
	398.00	1,664.20
Sinking Fund		
	0.00	0.00
Unallocated Money		
Prepaid Levies--Unallocated	203.10	0.00
	203.10	0.00
Total liabilities	601.10	1,664.20
Net assets	**$24,388.29**	**$13,491.40**

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

Body Corporate 388767 — 60-62 Campbell Street, Frankton HAMILTON 3204

Administrative Fund

	Current period 01/09/2023-31/08/2024	Annual budget 01/09/2023-31/08/2024	Variance ($)
Revenue			
Insurance Claims	4,218.46	0.00	4,218.46
Interest on Arrears--Admin	30.47	0.00	30.47
Levies Due--Admin	23,386.26	23,386.27	(0.01)
Total revenue	27,635.19	23,386.27	4,248.92
Less expenses			
Admin--Agent Disbursements	176.04	176.00	0.04
Admin--Consultants	1,087.00	1,000.00	87.00
Admin--Health & Safety	502.00	0.00	502.00
Admin--Management Fees--Standard	4,599.96	4,600.00	(0.04)
Admin--Shortfall Recovery	0.00	2,200.00	(2,200.00)
Admin--Write-offs	0.15	0.00	0.15
Insurance--Excesses	(500.00)	0.00	(500.00)
Insurance--Premiums	12,379.37	12,710.27	(330.90)
Insurance--Valuation	879.75	0.00	879.75
Maint Bldg--General Repairs & Maintenance	172.50	2,000.00	(1,827.50)
Maint Grounds--Lawns Gardening Rubbish	599.15	700.00	(100.85)
Total expenses	19,895.92	23,386.27	(3,490.35)
Surplus/Deficit	7,739.27	0.00	7,739.27
Opening balance	(940.84)	(940.84)	0.00
Closing balance	**$6,798.43**	**-$940.84**	**$7,739.27**

Sinking Fund

	Current period 01/09/2023-31/08/2024	Annual budget 01/09/2023-31/08/2024	Variance ($)
Revenue			
Interest on Arrears--Sinking	23.26	0.00	23.26
Levies Due OCF--Sinking	10,000.00	10,000.00	0.00
Total revenue	10,023.26	10,000.00	23.26
Less expenses			
Admin--Write-offs	0.14	0.00	0.14
Maint Bldg--Painting & Surface Finishes	6,865.50	0.00	6,865.50
Total expenses	6,865.64	0.00	6,865.64
Surplus/Deficit	3,157.62	10,000.00	(6,842.38)
Opening balance	14,432.24	14,432.24	0.00
Closing balance	**$17,589.86**	**$24,432.24**	**-$6,842.38**

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QUAY BODY CORPORATE

Proposed Budget
to apply from 01/09/2024

Body Corporate 388767 | 60-62 Campbell Street, Frankton HAMILTON 3204

General

Administrative Fund

	Proposed budget	Actual 01/09/2023-31/08/2024	Previous budget
Revenue			
Insurance Claims	0.00	4,218.46	0.00
Interest on Arrears--Admin	0.00	30.47	0.00
Levies Due--Admin	22,092.07	23,386.26	23,386.27
Total revenue	22,092.07	27,635.19	23,386.27
Less expenses			
Admin--Agent Disbursements	176.00	176.04	176.00
Admin--Consultants	1,200.00	1,087.00	1,000.00
Admin--Health & Safety	530.00	502.00	0.00
Admin--Management Fees--Standard	4,600.00	4,599.96	4,600.00
Admin--Shortfall Recovery	0.00	0.00	2,200.00
Admin--Write-offs	0.00	0.15	0.00
Insurance--Excesses	0.00	(500.00)	0.00
Insurance--Premiums	12,956.07	12,379.37	12,710.27
Insurance--Valuation	930.00	879.75	0.00
Maint Bldg--General Repairs & Maintenance	1,000.00	172.50	2,000.00
Maint Grounds--Lawns Gardening Rubbish	700.00	599.15	700.00
Total expenses	22,092.07	19,895.92	23,386.27
Surplus/Deficit	0.00	7,739.27	0.00
Opening balance	6,798.43	(940.84)	(940.84)
Closing balance	$6,798.43	$6,798.43	-$940.84
Total units of entitlement	100		100
Levy contribution per unit entitlement	$220.92		$233.86

General

Sinking Fund

	Proposed budget	Actual 01/09/2023-31/08/2024	Previous budget
Revenue			
Interest on Arrears--Sinking	0.00	23.26	0.00
Levies Due OCF--Sinking	10,000.00	10,000.00	10,000.00
Total revenue	10,000.00	10,023.26	10,000.00
Less expenses			
Admin--Write-offs	0.00	0.14	0.00
Maint Bldg--Painting & Surface Finishes	0.00	6,865.50	0.00
Total expenses	0.00	6,865.64	0.00
Surplus/Deficit	10,000.00	3,157.62	10,000.00
Opening balance	17,589.86	14,432.24	14,432.24
Closing balance	$27,589.86	$17,589.86	$24,432.24
Total units of entitlement	100		100
Levy contribution per unit entitlement	$100.00		$100.00