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# ANNUAL REPORTS

**for the financial year to 30/06/2023**

Body Corporate 404398

16-18 Enderley Avenue, Enderley HAMILTON 3214

Manager: Nicole Sinclair

	<b>Page</b>
Statement of Financial Position	1
Statement of Financial Performance	2
Budget commencing 01/07/2023	4



## Statement of Financial Position

### As at 30/06/2023

Body Corporate 404398

16-18 Enderley Avenue, Enderley HAMILTON 3214

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	1,380.28
Owners Equity--Admin	2,762.23
	4,142.51
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	1,001.29
Owners Equity--Sinking	10,158.96
	11,160.25
<b>Net owners' funds</b>	<b>\$15,302.76</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	5,751.13
	5,751.13
<b>Sinking Fund</b>	
Cash at Bank--Sinking	11,160.25
	11,160.25
<b>Unallocated Money</b>	0.00
<i>Total assets</i>	16,911.38
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Creditors--Other--Admin	398.00
Prepaid Levies--Admin	1,210.62
	1,608.62
<b>Sinking Fund</b>	0.00
<b>Unallocated Money</b>	0.00
<i>Total liabilities</i>	1,608.62
<b>Net assets</b>	<b>\$15,302.76</b>



## Statement of Financial Performance for the financial year to 30/06/2023

Body Corporate 404398

16-18 Enderley Avenue, Enderley HAMILTON 3214

### Administrative Fund

	Current period 01/07/2022-30/06/2023	Annual budget 01/07/2022-30/06/2023	Variance (\$)
<b>Revenue</b>			
Interest on Arrears--Admin	15.61	0.00	15.61
Levies Due--Admin	15,829.95	15,829.92	0.03
<i>Total revenue</i>	15,845.56	15,829.92	15.64
<b>Less expenses</b>			
Admin--Agent Disbursements	176.04	176.00	0.04
Admin--Health & Safety	272.94	0.00	272.94
Admin--Management Fees--Standard	4,599.96	4,600.00	(0.04)
Admin--Write-offs	0.02	0.00	0.02
Insurance--Premiums	8,753.92	8,753.92	0.00
Insurance--Valuation	0.00	700.00	(700.00)
Maint Bldg--General Repairs & Maintenance	264.50	1,250.00	(985.50)
Maint Grounds--Lawns Gardening Rubbish	397.90	350.00	47.90
<i>Total expenses</i>	14,465.28	15,829.92	(1,364.64)
<b>Surplus/Deficit</b>	1,380.28	0.00	1,380.28
Opening balance	2,762.23	2,762.23	0.00
<b>Closing balance</b>	<b>\$4,142.51</b>	<b>\$2,762.23</b>	<b>\$1,380.28</b>

**Sinking Fund**

	<b>Current period</b>	<b>Annual budget</b>	<b>Variance</b>
	01/07/2022-30/06/2023	01/07/2022-30/06/2023	(\$)
<b>Revenue</b>			
Interest on Arrears--Sinking	1.29	0.00	1.29
Levies Due OCF--Sinking	1,000.00	1,000.00	0.00
<i>Total revenue</i>	1,001.29	1,000.00	1.29
<b>Less expenses</b>			
<i>Total expenses</i>	0.00	0.00	0.00
<b>Surplus/Deficit</b>	1,001.29	1,000.00	1.29
Opening balance	10,158.96	10,158.96	0.00
<b>Closing balance</b>	<b>\$11,160.25</b>	<b>\$11,158.96</b>	<b>\$1.29</b>



## Proposed Budget to apply from 01/07/2023

Body Corporate 404398

16-18 Enderley Avenue, Enderley HAMILTON 3214

### General

#### Administrative Fund

	<b>Proposed budget</b>	01/07/2022-30/06/2023 <b>Actual</b>	<b>Previous budget</b>
<b>Revenue</b>			
Interest on Arrears--Admin	0.00	15.61	0.00
Levies Due--Admin	21,859.06	15,829.95	15,829.92
<i>Total revenue</i>	21,859.06	15,845.56	15,829.92
<b>Less expenses</b>			
Admin--Agent Disbursements	176.00	176.04	176.00
Admin--Consultants	1,208.00	0.00	0.00
Admin--Health & Safety	558.00	272.94	0.00
Admin--Management Fees--Standard	4,600.00	4,599.96	4,600.00
Admin--Write-offs	0.00	0.02	0.00
Insurance--Premiums	12,167.06	8,753.92	8,753.92
Insurance--Valuation	700.00	0.00	700.00
Maint Bldg--General Repairs & Maintenance	2,000.00	264.50	1,250.00
Maint Grounds--Lawns Gardening Rubbish	450.00	397.90	350.00
<i>Total expenses</i>	21,859.06	14,465.28	15,829.92
<b>Surplus/Deficit</b>	0.00	1,380.28	0.00
Opening balance	4,142.51	2,762.23	2,762.23
<b>Closing balance</b>	\$4,142.51	\$4,142.51	\$2,762.23
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	\$2.19		\$1.58

**General**

**Sinking Fund**

	<b>Proposed budget</b>	<b>Actual</b> 01/07/2022-30/06/2023	<b>Previous budget</b>
<b>Revenue</b>			
Interest on Arrears--Sinking	0.00	1.29	0.00
Levies Due OCF--Sinking	8,000.00	1,000.00	1,000.00
<i>Total revenue</i>	8,000.00	1,001.29	1,000.00
<b>Surplus/Deficit</b>			
Opening balance	11,160.25	10,158.96	10,158.96
<b>Closing balance</b>	\$19,160.25	\$11,160.25	\$11,158.96
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	\$0.80		\$0.10