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ANNUAL FINANCIAL STATEMENTS

For the period 1 October 2019 to 30 September 2020

Prepared For

Stoneybrook

Plan No. 208399

218 Greenlane West
Epsom, Auckland 1051

Manager

Kelly McKeown
Barfoot & Thompson Body Corporate

Printed

9 November 2020

Balance Sheet

Operating & Reserve Fund

Body Corporate for Plan No. 208399

As at 30th September 2020

218 Greenlane West Epsom, Auckland 1051

Assets		2020	2019
Cash		370,187.61	241,965.79
Prepaid Expenses	Note 6	3,356.14	3,823.24
Accounts Receivable	Note 7	(1,187.50)	(1,187.50)
Levies in Arrears	Note 8	1,246.87	12,346.13
Accrued Revenue	Note 11	6,091.41	8,151.33
Total Assets		\$ 379,694.53	\$ 265,098.99

Liabilities

Accounts Payable Liability	Note 10	8,683.25	6,958.17
Unallocated Monies Received	Note 9	10,485.48	3,372.20
Accrued Expenses		0.00	4,200.00
Total Liabilities		\$ 19,168.73	\$ 14,530.37
Net Assets		\$ 360,525.80	\$ 250,568.62

Equity

Operating Fund		17,299.56	7,961.47
Reserve Fund		343,226.24	242,607.15
Total Equity		\$ 360,525.80	\$ 250,568.62

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 208399

1 October 2019 to 30 September 2020

218 Greenlane West Epsom, Auckland 1051

Income	Annual Budget	Actuals	Variance \$	Variance %
Levies - normal	208,145.00	208,145.20	0.20	0
Levies - water	0.00	36,556.56	36,556.56	100
Mutual Revenue - penalty interest	0.00	35.39	35.39	100
Non-Mutual Revenue - Electricity Dividend (no GST)	0.00	560.00	560.00	100
Non-Mutual Revenue - bank interest	0.00	178.84	178.84	100
Total Operating Fund Income	208,145.00	245,475.99	37,330.99	18

Expenditure	Annual Budget	Actuals	Variance \$	Variance %
Administrative Fees & Charges - general	500.00	335.92	164.08	33
Body Corporate Manager - management fees	22,500.00	22,500.00	0	0
Caretaking Services	12,000.00	17,339.60	(5,339.60)	(45)
Cleaning Service - Building Wash	30,000.00	33,838.75	(3,838.75)	(13)
Committee Expenses - honorariums	7,500.00	7,500.00	0	0
Consultant	1,500.00	0.00	1,500.00	100
Consultant - Health & Safety Control Point	345.00	345.00	0	0
Electrical Repairs	1,000.00	0.00	1,000.00	100
Electricity	3,200.00	3,147.66	52.34	2
Garden/Lawn Maintenance	12,000.00	10,049.85	1,950.15	16
Insurance	59,000.00	59,119.62	(119.62)	(0)
Insurance - valuation	1,400.00	1,403.00	(3.00)	(0)
Lighting	500.00	0.00	500.00	100
Pest Control Services	1,900.00	1,833.08	66.92	4
Plumbing & Drainage	3,500.00	3,524.75	(24.75)	(1)
Repairs and Maintenance - General building - all	20,000.00	0.00	20,000.00	100
Repairs and Maintenance - Security & Entry Control	3,500.00	1,863.45	1,636.55	47
Telephone & Internet Services	800.00	716.22	83.78	10
Waste Management Services	15,000.00	14,196.28	803.72	5
Water	12,000.00	58,424.72	(46,424.72)	(387)
Total Operating Fund Expenditure	208,145.00	236,137.90	(27,992.90)	(13)

Summary

Opening Operating Fund Balance as at 1 October 2019	7,961.47
Total Operating Fund Revenue during period	245,475.99
Total Operating Fund Expenditure during period	(236,137.90)
Total Operating Fund balance as at 30 September 2020	\$ 17,299.56

Income and Expenditure Statement

Reserve Fund

Body Corporate for Plan No. 208399

1 October 2019 to 30 September 2020

218 Greenlane West Epsom, Auckland 1051

Income	Annual Budget	Actuals	Variance \$	Variance %
Internal Transfer	0.00	58,762.89	58,762.89	100
Levies - normal	41,855.00	41,854.80	(0.20)	0
Mutual Revenue - penalty interest	0.00	1.40	1.40	100
Total Reserve Fund Income	41,855.00	100,619.09	58,764.09	140

Expenditure	Annual Budget	Actuals	Variance \$	Variance %
Future Capital Works - Provision for Future	41,855.00	0.00	41,855.00	100
Total Reserve Fund Expenditure	41,855.00	0.00	41,855.00	100

Summary

Opening Reserve Fund Balance as at 1 October 2019	242,607.15
Total Reserve Fund Revenue during period	100,619.09
Total Reserve Fund Expenditure during period	0.00
Total Reserve Fund balance as at 30 September 2020	\$ 343,226.24

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Greenlane West Epsom, Auckland 1051

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 Prepaid Expenses

Detail	Amount
Rothbury Insurance Brokers 21.10.19-21.10.20	3356.14
	\$ 3,356.14

Note 7 Accounts Receivable

Detail	Amount
JOURNAL REGAL Doulton Property Investment (53)	-1187.50
	(\$ 1,187.50)

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Unit: 8 Unit: 8	798.80
Unit: 14 Unit: 14	1.11
Unit: 29 Unit: 29	372.56
Unit: 52 Unit: 52	74.40
	\$ 1,246.87

Note 9 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: 4 Unit: 4	668.00
Unit: 5 Unit: 5	60.00
Unit: 6 Unit: 6	531.25
Unit: 7 Unit: 7	1000.00
Unit: 12 Unit: 12	60.00
Unit: 13 Unit: 13	766.66
Unit: 15 Unit: 15	693.00
Unit: 19 Unit: 19	60.00
Unit: 21 Unit: 21	687.50
Unit: 30 Unit: 30	679.16
Unit: 31 Unit: 31	60.00

These notes (other than notes added by the Body Corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Greenlane West Epsom, Auckland 1051

Detail	Amount
Unit: 35 Unit: 35	60.00
Unit: 42 Unit: 42	300.00
Unit: 43 Unit: 43	197.11
Unit: 45 Unit: 45	60.00
Unit: 47 Unit: 47	600.26
Unit: 51 Unit: 51	188.99
Unit: 53 Unit: 53	60.00
Unit: 54 Unit: 54	791.67
Unit: 55 Unit: 55	1135.54
Unit: 56 Unit: 56	780.04
Unit: 57 Unit: 57	1046.30
	\$ 10,485.48

Note 10 Accounts Payable Liability

Detail	Amount
Dutton Stormwater Credit on cesspit grate 50% Inv 8092	-408.25
Extra Care Property Services Ltd Monthly garden maintenance	690.00
Lindsay Stewart Caretaking Services 32.75hrs for Aug 20	1080.75
Lindsay Stewart Caretaking services 37.75 hrs for Sept 20	1245.75
Mercury Energy 468 : Monthly electricity	216.32
Mercury Energy 468 : Monthly electricity	37.30
Mercury Energy 880 : Monthly electricity	75.82
Mercury Energy 880 : Monthly electricity	52.14
Mercury Energy Monthly Power	228.25
Rubbish Direct Ltd Monthly rubbish collection	1245.10
Spark NZ Trading Ltd Telephone services	14.92
Watercare Services Ltd Monthly charges	4205.15
	\$ 8,683.25

Note 11 Accrued Revenue

Detail	Amount
FYE Accrual for Water On-Charges 13/07 to 11/09	6091.41
	\$ 6,091.41

Body Corporate for Plan No. 208399
EXPENDITURE - TRANSACTION LIST
OPERATING FUND
For the period 1 October 2019 to 30 September 2020

EXPENDITURE

Administrative Fees & Charges - general

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2019	259762	Barfoot & Thompson Body Corporate	Laminate & post parking permits	671.85		671.85
19/12/2019	313026 CR	Barfoot & Thompson Body Corporate	Credit invoice 259762 50%	(335.93)		(335.93)
Total for Administrative Fees & Charges - general						335.92

Body Corporate Manager - debt recovery

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
28/06/2020	MF@382407	Barfoot & Thompson Body Corporate	Management Fees Invoice	57.50		57.50
30/09/2020	16	General Journal	Offset Levies-debt recovery cost to	0.00		(57.50)
Total for Body Corporate Manager - debt recovery						0.00

Body Corporate Manager - management fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/12/2019	MF@322466	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	11,250.00	01-10-19 to 31-03-20	11,250.00
10/03/2020	MF@347388	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	5,625.00	01-04-20 to 30-06-20	5,625.00
30/06/2020	MF@383435	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	5,625.00	01-07-20 to 30-09-20	5,625.00
Total for Body Corporate Manager - management fees						22,500.00

Caretaking Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2019	554537/38	Lindsay Stewart	Caretaking services 39.25 hrs, for September	1,295.25		1,295.25
01/10/2019	554535/36	Lindsay Stewart	Caretaking services 41.75 hrs, for August	1,377.75		1,377.75
19/10/2019	554539/40	Lindsay Stewart	Caretaking services 38.5 hrs, for October	1,270.50		1,270.50
01/11/2019	554541/42	Lindsay Stewart	Caretaking services 39.25 hrs, for November	1,295.25		1,295.25
01/12/2019	554545/46	Lindsay Stewart	Caretaking services 41 hrs, for December	1,353.00		1,353.00
23/01/2020	554547/48	Lindsay Stewart	Caretaking services 40.75 hrs for January	1,639.85		1,639.85
18/02/2020	554549/554550	Lindsay Stewart	Caretaking services 39.75 hrs for Feb 20	1,311.75		1,311.75
01/03/2020	554551/554552	Lindsay Stewart	Caretaking services 36 hrs, Mar 20	1,188.00		1,188.00
01/04/2020	554553	Lindsay Stewart	Clearing rubbish,watermeter reading,waterblasting	371.25		371.25
01/05/2020	554554/55	Lindsay Stewart	Caretaking services 38.75 hrs for May	1,278.75		1,278.75
01/06/2020	554556	Lindsay Stewart	Caretaking services, repairs, gardens	1,270.50		1,270.50
17/07/2020	554558/60	Lindsay Stewart	Caretaking Services 41.25 hrs for July 20	1,361.25		1,361.25

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2019 to 30 September 2020

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
22/08/2020	554561/62	Lindsay Stewart	Caretaking Services 32.75hrs for Aug 20	1,080.75		1,080.75
01/09/2020	554564	Lindsay Stewart	Caretaking services 37.75 hrs for Sept 20	1,245.75		1,245.75
Total for Caretaking Services						17,339.60

Cleaning Service - Building Wash

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/07/2020	62444SHU	The House & Building Wash Company	Building wash including windows,fences & pergolas	33,838.75		33,838.75
Total for Cleaning Service - Building Wash						33,838.75

Committee Expenses - honorariums

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2019	Honorarium	William Jo	Quarterly honorarium 01.10.19-31.12.19	1,875.00		1,875.00
09/01/2020	Honorarium	William Jo	Quarterly Honorarium 01.01.20-31.03.20	1,875.00		1,875.00
01/04/2020	Honorarium	William Jo	Quarterly honorarium 01.04.20-30.06.20	1,875.00		1,875.00
01/07/2020	Honorarium	William Jo	Quarterly honorarium 01.07.20-30.09.20	1,875.00		1,875.00
Total for Committee Expenses - honorariums						7,500.00

Consultant - Health & Safety Control Point

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/12/2019	MF@322466	Barfoot & Thompson Body Corporate	Additional Services Invoice	345.00		345.00
Total for Consultant - Health & Safety Control Point						345.00

Electricity

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/10/2019	DD	Mercury Energy	880 : 14.09.19-12.10.19	80.29		80.29
25/10/2019	DD	Mercury Energy	468 : 27.09.19-25.10.19	98.53		98.53
13/11/2019	DD	Mercury Energy	880 : 13.10.19-13.11.19	87.89		87.89
26/11/2019	DD	Mercury Energy	468 : 26.10.19-26.11.19	100.57		100.57
12/12/2019	DD	Mercury Energy	880 : 14.11.19-12.12.19	79.18		79.18
27/12/2019	DD	Mercury Energy	468 : 27.11.19-25.12.19	104.99		104.99
16/01/2020	DD	Mercury Energy	880 : 13.12.19-16.01.20	113.53		113.53
30/01/2020	DD	Mercury Energy	468 : 26.12.19-30.01.20	169.04		169.04
17/02/2020	DD	Mercury Energy	880 : 17.01.20-15.02.20	93.50		93.50
28/02/2020	DD	Mercury Energy	468 : 31.01.20-28.02.20	117.00		117.00
17/03/2020	DD	Mercury Energy	880 : 16.02.20-17.03.20	91.58		91.58
30/03/2020	DD	Mercury Energy	468 : 29.02.20-30.03.20	100.99		100.99
17/04/2020	DD	Mercury Energy	880 : 18.03.20-17.04.20	84.53		84.53
30/04/2020	DD	Mercury Energy	468 : 29.03.20-30.04.20	113.27		113.27
15/05/2020	DD	Mercury Energy	880 : 17.04.20-15.05.20	81.53		81.53
28/05/2020	DD	Mercury Energy	468 : 01.05.20-28.05.20	99.31		99.31

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2019 to 30 September 2020

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
16/06/2020	DD	Mercury Energy	880 : 16.05.20-15.06.20	87.16		87.16
29/06/2020	12607769677 DD	Mercury Energy	468 : 29.05.20-26.06.20	105.88		105.88
15/07/2020	16501446270 DD	Mercury Energy	880 : 16.06.20-14.07.20	88.11		88.11
28/07/2020	12607801150 DD	Mercury Energy	468 : 27.06.20-27.07.20	115.90		115.90
13/08/2020	DD	Mercury Energy	880: 15.07.20-12.08.20	80.66		80.66
18/08/2020	DD	Mercury Energy	880: write off inv 28.03.19	(83.02)		(83.02)
26/08/2020	2307838320 DD	Mercury Energy	468 : 28.07.20-25.08.20	107.41		107.41
11/09/2020	16501506296 DD	Mercury Energy	880 : Monthly electricity	75.82	13-08-20 to 10-09-20	75.82
25/09/2020	2207878688 DD	Mercury Energy	Monthly Power	228.25	26-08-20 to 24-09-20	228.25
25/09/2020	102492468 DD	Mercury Energy	468 : Monthly electricity	216.32	26-08-20 to 24-09-20	216.32
30/09/2020	18	General Journal	Offset levies-levy credit to electricity expense	0.00		420.00
13/10/2020	DD	Mercury Energy	880 : Monthly electricity	83.42	11-09-20 to 12-10-20	52.14
25/10/2020	102492468 DD:1	Mercury Energy	468 : Monthly electricity	216.32	26-09-20 to 24-10-20	37.30
Total for Electricity						3,147.66

Garden/Lawn Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/10/2019	4085	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/11/2019	4270	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/12/2019	4409	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/01/2020	4536	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
29/02/2020	4679	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
29/03/2020	4812	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
29/05/2020	5139	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
29/06/2020	5283	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/07/2020	5419	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
31/07/2020	5466	Extra Care Property Services Ltd	Supply, plant, trim and remove as per quote	1,102.85		1,102.85
30/08/2020	5556	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
03/09/2020	5348	Extra Care Property Services Ltd	22 x Canton Lace trees - Cut back from driveway	1,357.00		1,357.00
30/09/2020	5690	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
Total for Garden/Lawn Maintenance						10,049.85

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2019 to 30 September 2020

EXPENDITURE

Insurance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/10/2018	I01825535	Marsh Ltd	Body Corporate Insurance 21.10.18-21.10.19	69,199.12	21-10-18 to 20-10-19	3,791.73
18/10/2018	I01825475	Marsh Ltd	Association liability insurance 21.10.18-21.10.19	575.00	21-10-18 to 20-10-19	31.51
11/10/2019	IN9714244	Rothbury Insurance Brokers	21.10.19-21.10.20	58,652.52	21-10-19 to 21-10-20	55,296.38
Total for Insurance						59,119.62

Insurance - valuation

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
25/08/2020	11109813-1	Opteon New Zealand Ltd	Valuation & report	1,403.00		1,403.00
Total for Insurance - valuation						1,403.00

Pest Control Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2019	2021890	Rentokil Initial Ltd	Service 30.09.19	176.11		176.11
01/10/2019	2021891	Rentokil Initial Ltd	Service contract 01.10.19-31.12.19	428.38	01-10-19 to 31-12-19	428.38
26/12/2019	2039735	Rentokil Initial Ltd	Service 01.01.20-31.03.20	457.13	01-01-20 to 31-03-20	457.13
01/04/2020	2057017	Rentokil Initial Ltd	Service 01.04.20-30.06.20	43.13	01-04-20 to 30-04-20	43.13
30/04/2020	2062881	Rentokil Initial Ltd	Service 01.05.20-30.06.20	285.58	01-05-20 to 30-06-20	285.58
25/06/2020	2075264	Rentokil Initial Ltd	Service 01.07.20-30.09.20	442.75	01-07-20 to 30-09-20	442.75
Total for Pest Control Services						1,833.08

Plumbing & Drainage

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
06/05/2020	7928	Dutton Stormwater	Service cess pits & sand filters	3,116.50		3,116.50
09/06/2020	8092	Dutton Stormwater	Replace 1 x Cess pit grate	816.50		816.50
25/09/2020	8616 CN	Dutton Stormwater	Credit on cesspit grate 50% Inv 8092	(408.25)		(408.25)
Total for Plumbing & Drainage						3,524.75

Repairs and Maintenance - Security & Entry Control

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
23/10/2019	1995502	Design Tube Ltd	Investigate accident with exit gate	207.00		207.00
19/11/2019	Reimbursement	William Jo	Top up GSM gate account	20.00		20.00
03/12/2019	1995541	Design Tube Ltd	Reline photo beam	207.00		207.00
13/03/2020	1995603	Design Tube Ltd	Security gates	779.70		779.70
06/07/2020	1995673	Design Tube Ltd	Keypad & labour	649.75		649.75
Total for Repairs and Maintenance - Security & Entry Control						1,863.45

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2019 to 30 September 2020

EXPENDITURE

Telephone & Internet Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/10/2019	DD	Spark NZ Trading Ltd	24.10.19-23.11.19	63.73		63.73
18/11/2019	DD	Spark NZ Trading Ltd	24.11.19-23.12.19	63.93		63.93
18/12/2019	DD	Spark NZ Trading Ltd	24.12.19-23.01.20	63.88		63.88
18/01/2020	DD	Spark NZ Trading Ltd	24.01.20-23.02.20	63.88		63.88
18/02/2020	DD	Spark NZ Trading Ltd	24.02.20-23.03.20	63.73		63.73
18/03/2020	DD	Spark NZ Trading Ltd	24.03.20-23.04.20	63.69		63.69
18/04/2020	DD	Spark NZ Trading Ltd	24.04.20-23.05.20	63.78		63.78
18/05/2020	DD	Spark NZ Trading Ltd	24.05.20-23.06.20	63.78		63.78
18/06/2020	DD	Spark NZ Trading Ltd	24.06.20-23.07.20	63.58		63.58
18/07/2020	147113641 DD	Spark NZ Trading Ltd	24.07.20-23.08.20	63.78		63.78
18/08/2020	147113641 DD	Spark NZ Trading Ltd	24.08.20-23.09.20	63.54		63.54
18/09/2020	147113641 DD	Spark NZ Trading Ltd	Telephone services	63.93	24-09-20 to 23-10-20	14.92
Total for Telephone & Internet Services						716.22

Waste Management Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2019	236775 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,141.61		1,141.61
30/11/2019	239259 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,182.79		1,182.79
31/12/2019	242862 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,203.36		1,203.36
31/01/2020	245306 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,218.62		1,218.62
29/02/2020	249642 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,204.76		1,204.76
31/03/2020	251929 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,256.72		1,256.72
30/04/2020	255837 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,118.19		1,118.19
31/05/2020	257384 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,194.38		1,194.38
30/06/2020	260959 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,125.11		1,125.11
31/07/2020	264762 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,118.19		1,118.19
31/08/2020	267597 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,187.45		1,187.45
30/09/2020	271470 DD	Rubbish Direct Ltd	Monthly rubbish collection	1,245.10		1,245.10
Total for Waste Management Services						14,196.28

Water

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/09/2019	PYE Reversal Accrued Expense	Watercare Services Ltd	Water charges - Sept 19	4,200.00		(1,396.17)
09/10/2019	DD	Watercare Services Ltd	05.09.19-04.10.19	4,158.18		4,158.18
11/11/2019	DD	Watercare Services Ltd	05.09.19-04.10.19	4,940.04		4,940.04
09/12/2019	DD	Watercare Services Ltd	06.11.19-05.12.19	4,426.23		4,426.23
10/01/2020	DD	Watercare Services Ltd	05.12.19-08.01.20	4,680.85		4,680.85
11/02/2020	DD	Watercare Services Ltd	07.02.20-08.01.20	4,546.42		4,546.42
09/03/2020	DD	Watercare Services Ltd	07.02.20-05.03.20	4,194.05		4,194.05
08/04/2020	DD	Watercare Services Ltd	05.03.20-06.04.20	4,972.42		4,972.42
11/05/2020	DD	Watercare Services Ltd	06.04.20-07.05.20	4,996.53		4,996.53
10/06/2020	DD	Watercare Services Ltd	07.05.20-08.06.20	4,910.56		4,910.56
08/07/2020	3765179-01 DD	Watercare Services Ltd	08.06.20-06.07.20	4,376.12		4,376.12
11/08/2020	3765179-01 DD	Watercare Services Ltd	06.07.20-08.08.20	5,157.17		5,157.17
08/09/2020	3765179-01 DD	Watercare Services Ltd	Monthly charges	4,257.17	08-08-20 to 04-09-20	4,257.17

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2019 to 30 September 2020

EXPENDITURE						
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Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
08/10/2020	3765179-01	DD Watercare Services Ltd	Monthly charges	5,139.63	04-09-20 to 06-10-20	4,205.15
Total for Water						58,424.72

Water - Oncharges (cost)

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/09/2019	PYE Reversal	Watercare Services Ltd	Water charges - Sept 19	4,200.00		(2,803.83)
	Accrued Expense					
01/10/2019	14	General Journal	Recode YE water charges accrual	0.00		2,803.83
Total for Water - Oncharges (cost)						0.00

Total Operating Fund Expenditure

236,137.90

ANNUAL FINANCIAL STATEMENTS

For the period 1 October 2020 to 30 September 2021

Prepared For

Stoneybrook

Plan No. 208399

218 Green Lane West
Epsom
Auckland 1051

Manager

Kelly McKeown
Barfoot & Thompson Body Corporate

Printed

9 November 2021

Balance Sheet

Operating & Reserve Fund

Body Corporate for Plan No. 208399

As at 30th September 2021

218 Green Lane West Epsom Auckland 1051

Assets		2021	2020
Cash		370,358.63	370,187.61
Prepaid Expenses	Note 6	3,433.83	3,356.14
Accounts Receivable	Note 7	(1,187.50)	(1,187.50)
Levies in Arrears	Note 8	2,573.60	1,246.87
Accrued Revenue	Note 12	12,973.69	6,091.41
Total Assets		\$ 388,152.25	\$ 379,694.53

Liabilities

Levies in Advance	Note 10	6,713.87	0.00
Accounts Payable Liability	Note 11	14,978.66	8,683.25
Unallocated Monies Received	Note 9	7,334.30	10,485.48
Total Liabilities		\$ 29,026.83	\$ 19,168.73

Net Assets	\$ 359,125.42	\$ 360,525.80
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Equity

Operating Fund	239.17	17,299.56
Reserve Fund	358,886.25	343,226.24
Total Equity	\$ 359,125.42	\$ 360,525.80

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 208399

1 October 2020 to 30 September 2021

218 Green Lane West Epsom Auckland 1051

Income	Annual Budget	Actuals	Variance \$	Variance %
Levies - normal	234,348.00	234,348.07	0.07	0
Levies - water	36,500.00	33,286.25	(3,213.75)	(9)
Mutual Revenue - penalty interest	0.00	118.44	118.44	100
Non-Mutual Revenue - Electricity Dividend (no GST)	0.00	606.00	606.00	100
Non-Mutual Revenue - bank interest	0.00	136.83	136.83	100
Sundry Revenue - income tax refund	0.00	51.98	51.98	100
Total Operating Fund Income	270,848.00	268,547.57	(2,300.43)	(1)

Expenditure	Annual Budget	Actuals	Variance \$	Variance %
Administrative Fees & Charges - general	500.00	0.00	500.00	100
Body Corporate Manager - additional services	1,000.00	0.00	1,000.00	100
Body Corporate Manager - management fees	22,827.00	22,827.00	0	0
Caretaking Services	15,000.00	14,792.58	207.42	1
Cleaning Service - Building Wash	34,000.00	33,838.75	161.25	0
Committee Expenses - honorariums	7,500.00	6,634.61	865.39	12
Consultant - Health & Safety	1,348.00	1,213.20	134.80	10
Consultant - Health & Safety Control Point	345.00	345.00	0	0
Consultant - Long Term Maintenance Plan (LTMP)	1,908.00	1,717.00	191.00	10
Electricity	3,200.00	3,003.94	196.06	6
Garden/Lawn Maintenance	12,000.00	6,450.70	5,549.30	46
Insurance	63,520.00	63,518.84	1.16	0
Pest Control Services	1,900.00	1,902.86	(2.86)	(0)
Repairs and Maintenance	30,000.00	33,453.41	(3,453.41)	(12)
Repairs and Maintenance - General building - all	0.00	(216.32)	216.32	(100)
Telephone & Internet Services	800.00	412.81	387.19	48
Waste Management Services	15,000.00	15,197.74	(197.74)	(1)
Water	60,000.00	80,515.84	(20,515.84)	(34)
Total Operating Fund Expenditure	270,848.00	285,607.96	(14,759.96)	(5)

Summary

Opening Operating Fund Balance as at 1 October 2020	17,299.56
Total Operating Fund Revenue during period	268,547.57
Total Operating Fund Expenditure during period	(285,607.96)
Total Operating Fund balance as at 30 September 2021	\$ 239.17

Income and Expenditure Statement

Reserve Fund

Body Corporate for Plan No. 208399

1 October 2020 to 30 September 2021

218 Green Lane West Epsom Auckland 1051

Income	Annual Budget	Actuals	Variance \$	Variance %
Levies - normal	15,652.00	15,651.93	(0.07)	0
Mutual Revenue - penalty interest	0.00	8.08	8.08	100
Total Reserve Fund Income	15,652.00	15,660.01	8.01	0

Expenditure	Annual Budget	Actuals	Variance \$	Variance %
Future Capital Works - Provision for Future	15,652.00	0.00	15,652.00	100
Total Reserve Fund Expenditure	15,652.00	0.00	15,652.00	100

Summary

Opening Reserve Fund Balance as at 1 October 2020	343,226.24
Total Reserve Fund Revenue during period	15,660.01
Total Reserve Fund Expenditure during period	0.00
Total Reserve Fund balance as at 30 September 2021	\$ 358,886.25

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Green Lane West Epsom Auckland 1051

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 Prepaid Expenses

Detail	Amount
Rothbury Insurance Brokers Insurance	3662.08
Mercury Energy Reversal Inv 2207878688	-228.25
	\$ 3,433.83

Note 7 Accounts Receivable

Detail	Amount
JOURNAL REGAL Doulton Property Investment (53)	-1187.50
	(\$ 1,187.50)

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Unit: 2 Unit: 2	1008.22
Unit: 8 Unit: 8	493.15
Unit: 38 Unit: 38	1071.23
Unit: 49 Unit: 49	1.00
	\$ 2,573.60

Note 9 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: 4 Unit: 4	563.53
Unit: 6 Unit: 6	404.20
Unit: 7 Unit: 7	1160.38
Unit: 13 Unit: 13	766.67
Unit: 19 Unit: 19	60.00
Unit: 20 Unit: 20	256.36
Unit: 21 Unit: 21	687.50
Unit: 31 Unit: 31	60.00
Unit: 36 Unit: 36	90.00
Unit: 42 Unit: 42	300.00
Unit: 43 Unit: 43	380.08

These notes (other than notes added by the Body Corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Green Lane West Epsom Auckland 1051

Detail	Amount
Unit: 51 Unit: 51	198.88
Unit: 54 Unit: 54	495.78
Unit: 55 Unit: 55	505.50
Unit: 56 Unit: 56	380.19
Unit: 57 Unit: 57	1025.23
	\$ 7,334.30

Note 10 Levies in Advance - also see note 2

Detail	Amount
Lot: 4 Unit: 4	106.47
Lot: 5 Unit: 5	60.00
Lot: 6 Unit: 6	262.43
Lot: 7 Unit: 7	115.40
Lot: 10 Unit: 10	112.61
Lot: 11 Unit: 11	185.81
Lot: 12 Unit: 12	60.00
Lot: 13 Unit: 13	53.99
Lot: 15 Unit: 15	215.22
Lot: 17 Unit: 17	388.61
Lot: 18 Unit: 18	355.32
Lot: 19 Unit: 19	130.03
Lot: 20 Unit: 20	256.36
Lot: 21 Unit: 21	75.32
Lot: 22 Unit: 22	80.30
Lot: 24 Unit: 24	228.88
Lot: 25 Unit: 25	168.50
Lot: 27 Unit: 27	147.49
Lot: 31 Unit: 31	122.35
Lot: 32 Unit: 32	167.20
Lot: 33 Unit: 33	46.63
Lot: 35 Unit: 35	60.00
Lot: 36 Unit: 36	105.26
Lot: 37 Unit: 37	358.01
Lot: 41 Unit: 41	234.31
Lot: 42 Unit: 42	117.20
Lot: 43 Unit: 43	275.79
Lot: 44 Unit: 44	249.15
Lot: 45 Unit: 45	60.00
Lot: 46 Unit: 46	146.34
Lot: 50 Unit: 50	322.73
Lot: 51 Unit: 51	160.65
Lot: 52 Unit: 52	90.48
Lot: 53 Unit: 53	60.00
Lot: 54 Unit: 54	295.96
Lot: 55 Unit: 55	467.52
Lot: 56 Unit: 56	114.40
Lot: 57 Unit: 57	168.56
Lot: 58 Unit: 58	88.59
	\$ 6,713.87

Note 11 Accounts Payable Liability

Detail	Amount
Barfoot & Thompson Body Corporate Management/Disbursement Fees Invoice	1902.25
Extra Care Property Services (2020) Ltd Trim frontage hedging	103.50
Lindsay Stewart Maintenance managers retainer	1333.00
Mercury Energy Monthly Power	115.63
Mercury Energy Monthly Power	141.26
Mercury Energy Monthly Power	56.68
Mercury Energy Monthly Power	12.97
Rubbish Direct Ltd Monthly Rubbish	1244.82
Watercare Services Ltd Monthly Water	10068.55
	\$ 14,978.66

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Green Lane West Epsom Auckland 1051

Note 12 **Accrued Revenue**

Detail	Amount
YE Accrual Insurance Claim	2486.55
YE Water Accrual 12/05/21-10/09/21	10487.14
	\$ 12,973.69

Body Corporate for Plan No. 208399
EXPENDITURE - TRANSACTION LIST
OPERATING FUND
For the period 1 October 2020 to 30 September 2021

EXPENDITURE

Body Corporate Manager - management fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/11/2020	MF@457470	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	5,706.75	01-10-20 to 31-12-20	5,706.75
26/02/2021	MF@504550	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	5,706.75	01-01-21 to 31-03-21	5,706.75
31/05/2021	MF@567910	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	3,804.50	01-04-21 to 31-05-21	3,804.50
30/06/2021	MF@597592	Barfoot & Thompson Body Corporate	Management Fees Invoice	1,902.25	01-06-21 to 30-06-21	1,902.25
25/07/2021	MF@605304	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-07-21 to 31-07-21	1,902.25
31/08/2021	MF@650701	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-08-21 to 31-08-21	1,902.25
30/09/2021	MF@680005	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-09-21 to 30-09-21	1,902.25
Total for Body Corporate Manager - management fees						22,827.00

Caretaking Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
25/01/2021	554566	Lindsay Stewart	Caretaking services Oct-Dec 2020 + Expenses	4,128.58		4,128.58
25/02/2021	554567	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
22/03/2021	554569	Lindsay Stewart	Maintenance managers retainer	1,683.69		1,333.00
25/03/2021	554568	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/05/2021	554570	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/06/2021	554571	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/06/2021	554572	Lindsay Stewart	Maintenance managers retainer & Flowers/weedkiller	1,488.60		1,333.00
20/08/2021	554573	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/09/2021	554574	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
Total for Caretaking Services						14,792.58

Cleaning Service - Building Wash

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/06/2021	66106MO	The House & Building Wash Company	Building Wash	33,838.75		33,838.75
Total for Cleaning Service - Building Wash						33,838.75

Committee Expenses - honorariums

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2020	Honorarium	William Jo	Quarterly honorarium 01.10.20-31.12.20	1,875.00		1,875.00
01/01/2021	Honorarium	William Jo	Quarterly honorarium 01.01.21-31.03.21	1,875.00		1,875.00
06/04/2021	Honorarium	William Jo	Quarterly honorarium 01.04.21-30.06.21	1,875.00		1,875.00
28/07/2021	Honorarium	William Jo	Quarterly honorarium 01.07.21-19.08.21	1,009.61		1,009.61
Total for Committee Expenses - honorariums						6,634.61

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

EXPENDITURE

Consultant - Health & Safety

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/01/2021	313820	Solutions In Engineering	Safety report	1,213.20		1,213.20
<i>Total for Consultant - Health & Safety</i>						1,213.20

Consultant - Health & Safety Control Point

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
17/01/2021	MF@479041	Barfoot & Thompson Body Corporate	Management Fees Invoice	345.00		345.00
<i>Total for Consultant - Health & Safety Control Point</i>						345.00

Consultant - Long Term Maintenance Plan (LTMP)

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/01/2021	313809	Solutions In Engineering	LTMP	1,717.00		1,717.00
<i>Total for Consultant - Long Term Maintenance Plan (LTMP)</i>						1,717.00

Electricity

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2020	2207878688 DD	Mercury Energy	Monthly Power 26/08/2020-24/09/2020	108.91		108.91
13/10/2020	DD	Mercury Energy	880: Monthly Power	83.42	11-09-20 to 12-10-20	31.28
25/10/2020	Reversal DD:1	Mercury Energy	Reversal Inv 102492468 DD:1	(216.32)		(216.32)
25/10/2020	102492468 DD:1	Mercury Energy	468: Monthly electricity	216.32	26-09-20 to 24-10-20	179.02
28/10/2020	102492468 1020 DD	Mercury Energy	Monthly Power	118.27	01-10-20 to 27-10-20	118.27
12/11/2020	102545880 1120 DD	Mercury Energy	Monthly Power	78.43	13-10-20 to 11-11-20	78.43
25/11/2020	102492468 1120 DD	Mercury Energy	Monthly Power	95.40	28-10-20 to 23-11-20	95.40
11/12/2020	102545880 DD	Mercury Energy	Monthly Power	75.61	12-11-20 to 10-12-20	75.61
24/12/2020	102492468 1220 DD	Mercury Energy	Monthly Power	97.94	24-11-20 to 23-12-20	97.94
18/01/2021	102545880 0121 DD	Mercury Energy	Monthly Power	94.07	11-12-20 to 15-01-21	94.07
29/01/2021	102492468 0121 DD	Mercury Energy	Monthly Power	119.73	24-12-20 to 28-01-21	119.73
17/02/2021	12608004124 DD	Mercury Energy	Monthly Power	83.42	16-01-21 to 16-02-21	83.42
02/03/2021	12808028126 DD	Mercury Energy	Monthly Power	103.16	29-01-21 to 01-03-21	103.16
18/03/2021	12808045452 0321 DD	Mercury Energy	Monthly Power	75.82	17-02-21 to 17-03-21	75.82
31/03/2021	12808057659 DD	Mercury Energy	Monthly Power	89.64	02-03-21 to 30-03-21	89.64
16/04/2021	12908029064 DD	Mercury Energy	Monthly Power	77.42	18-03-21 to 15-04-21	77.42
29/04/2021	2208091962 DD	Mercury Energy	Monthly Power	99.89	31-03-21 to 28-04-21	99.89

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/05/2021	16501743208 DD	Mercury Energy	Monthly Power	87.63	16-04-21 to 13-05-21	87.63
27/05/2021	13008584005 DD	Mercury Energy	Monthly Power	110.34	29-04-21 to 26-05-21	110.34
15/06/2021	13008601015	Mercury Energy	Monthly Power	116.76	14-05-21 to 14-06-21	116.76
28/06/2021	16501785808 DD	Mercury Energy	Monthly Power	126.59	27-05-21 to 25-06-21	126.59
16/07/2021	12608152982 DD	Mercury Energy	Monthly Power	111.30	15-06-21 to 14-07-21	111.30
28/07/2021	2108317962 DD	Mercury Energy	Monthly Phone	145.54	26-06-21 to 27-07-21	145.54
16/08/2021	12908147677 DD	Mercury Energy	Monthly Power	110.62	15-07-21 to 13-08-21	110.62
27/08/2021	12708203575 DD	Mercury Energy	Monthly Power	136.93	28-07-21 to 26-08-21	136.93
16/09/2021	12708221107 DD	Mercury Energy	Monthly Power	115.63	14-08-21 to 14-09-21	115.63
28/09/2021	2208242381 DD	Mercury Energy	Monthly Power	141.26	27-08-21 to 27-09-21	141.26
30/09/2021	24	General Journal	Offset levies- levy credit to electricity expense	0.00		420.00
14/10/2021	12808252388 DD	Mercury Energy	Monthly Power	102.73	15-09-21 to 13-10-21	56.68
28/10/2021	2012607950 DD	Mercury Energy	Monthly Power	129.74	28-09-21 to 27-10-21	12.97
Total for Electricity						3,003.94

Garden/Lawn Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/10/2020	5811	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/11/2020	5907	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
30/12/2020	0310	Extra Care Property Services Ltd	Monthly garden maintenance	690.00		690.00
31/12/2020	0120	Extra Care Property Services (2020) Ltd	Monthly garden maintenance	690.00		690.00
28/02/2021	0502	Extra Care Property Services (2020) Ltd	Monthly garden maintenance	690.00		690.00
31/03/2021	0738	Extra Care Property Services (2020) Ltd	Trim Bushes	993.60		993.60
30/04/2021	0946	Extra Care Property Services (2020) Ltd	Monthly garden maintenance	207.00		207.00
30/05/2021	1131	Extra Care Property Services (2020) Ltd	Monthly garden maintenance	207.00		207.00
31/05/2021	0739	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
20/06/2021	554572	Lindsay Stewart	Maintenance managers retainer & Flowers/weedkiller	1,488.60		155.60
30/06/2021	1404	Extra Care Property Services (2020) Ltd	Quarterly trim of bushes & cuttings removal	609.50		609.50
30/06/2021	1403	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/07/2021	1598	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/08/2021	1785	Extra Care Property Services (2020) Ltd	Trim frontage hedging	103.50		103.50
30/09/2021	1785:1	Extra Care Property Services (2020) Ltd	Trim frontage hedging	103.50		103.50
Total for Garden/Lawn Maintenance						6,450.70

Insurance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
11/10/2019	IN9714244	Rothbury Insurance Brokers	21.10.19-21.10.20	58,652.52	21-10-19 to 21-10-20	3,356.14
19/10/2020	IN10893841	Rothbury Insurance Brokers	Insurance	63,824.78	21-10-20 to 21-10-21	60,162.70
Total for Insurance						63,518.84

Insurance Claim

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
23/11/2020	24208	Asset Managers Ltd	Excess for repairs to units 34 & 35	250.00		250.00
22/07/2021	19951073	Design Tube Ltd	Move damaged gate	414.00		414.00
22/07/2021	19951073 CR	Design Tube Ltd	Credit for inv 19951073	(414.00)		(414.00)
10/08/2021	19951095	Design Tube Ltd	Supply & install auto gate	2,986.55		2,986.55
30/09/2021	23	General Journal	Offset Insurance claim	0.00		(3,236.55)
Total for Insurance Claim						0.00

Pest Control Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
25/09/2020	2093641	Rentokil Initial Ltd	Service 01.10.20-31.12.20	486.50	01-10-20 to 31-12-20	486.50
25/12/2020	2111578	Rentokil Initial Ltd	Pest control	472.12	01-01-21 to 31-03-21	472.12
25/03/2021	2129029	Rentokil Initial Ltd	Pest control	472.12	01-04-21 to 30-06-21	472.12
25/06/2021	2147316	Rentokil Initial Ltd	Pest control	472.12	01-07-21 to 30-09-21	472.12
Total for Pest Control Services						1,902.86

Repairs and Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
09/10/2020	8882	Monster Print Limited	Stoneybrook logo & sign, main entrance gate	1,725.00		1,725.00
13/10/2020	8671	Dutton Stormwater	Service of Storm water devices	517.50		517.50
26/10/2020	Reimbursement	William Jo	Top up GSM gate account	20.00		20.00
27/11/2020	37881	Water Works 2004 Ltd	Main meter leak detection investigation	238.05		238.05
22/03/2021	554569	Lindsay Stewart	Maintenance managers retainer	1,683.69		350.69
08/04/2021	1995972	Design Tube Ltd	Gate maintenance & replace motor	3,875.50		3,875.50
30/04/2021	15860	Leck Electrical Ltd	Test existing install cabling to determine its fit	1,725.00		1,725.00

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
04/05/2021	1995997	Design Tube Ltd	Install security fence by middle pedestrian gate	1,437.50		1,437.50
19/05/2021	Reimbursement	Sheran De Silva	x2 keys fo manual opening of main entry gate	18.00		18.00
02/06/2021	9930	Dutton Stormwater	Service of 8 cesspits,2 sand filters, 4 soak holes	3,116.50		3,116.50
08/06/2021	R015999	Leck Electrical Ltd	Remove Bollards, install new lighting	13,591.56		13,591.56
08/06/2021	R016000	Leck Electrical Ltd	Supply & Install Additonal bollard	1,028.20		1,028.20
11/06/2021	19951035	Design Tube Ltd	Check main gate & realine	552.00		552.00
30/06/2021	R016084	Leck Electrical Ltd	Remove old fittings and extend cables	2,955.22		2,955.22
06/07/2021	19951055	Design Tube Ltd	Replace ground loop controller	609.50		609.50
16/07/2021	Reimbursement	Brian Brown-Sharpe	Reimbursement for car towed in error	100.00		100.00
10/08/2021	30308	Soundcraft 2007 Ltd	Investigate & repair no sky signal -	868.94		868.94
10/08/2021	19951096	Design Tube Ltd	Replace keypad & bracket	690.00		690.00
17/08/2021	10298 CR	Dutton Stormwater	CR for 9 x cesspits clean without approval 2018-21	(465.75)		(465.75)
30/09/2021	23	General Journal	Offset Insurance claim	0.00		500.00
Total for Repairs and Maintenance						33,453.41

Repairs and Maintenance - General building - all

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2020	REVERSAL 102492468	Mercury Energy	Reversal Inv 102492468 DD	(216.32)		(216.32)
Total for Repairs and Maintenance - General building - all						(216.32)

Telephone & Internet Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
18/09/2020	147113641 DD	Spark NZ Trading Ltd	Telephone services	63.93	24-09-20 to 23-10-20	49.01
18/10/2020	147113641 1020 DD	Spark NZ	Monthly Phone	63.88	24-10-20 to 23-11-20	63.88
18/11/2020	147113641 1120 DD	Spark NZ	Monthly Phone	63.69	24-11-20 to 23-12-20	63.69
18/12/2020	147113641 1220 DD	Spark NZ	Monthly Phone	94.47	24-12-20 to 23-01-21	94.47
18/01/2021	147113641 0121 DD	Spark NZ	Monthly Phone	63.69	24-01-21 to 23-02-21	63.69
18/02/2021	147113641 0221 DD	Spark NZ	Monthly Phone	63.64	24-02-21 to 23-03-21	63.64
18/03/2021	147113641 DD	Spark NZ	Monthly Phone	63.58	24-03-21 to 23-04-21	63.58
18/04/2021	147113641 0421 DD	Spark NZ	Monthly Phone	(49.15)		(49.15)
Total for Telephone & Internet Services						412.81

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

EXPENDITURE

Waste Management Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2020	00273362 DD	Rubbish Direct Ltd	Monthly Rubbish	1,277.49	01-10-20 to 31-10-20	1,277.49
30/11/2020	00276499 DD	Rubbish Direct Ltd	Monthly Rubbish	1,276.11		1,276.11
31/12/2020	00279767 DD	Rubbish Direct Ltd	Monthly Rubbish	1,263.64	01-12-20 to 31-12-20	1,263.64
31/01/2021	00282919 DD	Rubbish Direct Ltd	Monthly Rubbish	1,404.06	01-01-21 to 31-01-21	1,404.06
28/02/2021	286394 DD	Rubbish Direct Ltd	Monthly Rubbish	1,260.17	01-02-21 to 28-02-21	1,260.17
31/03/2021	00289998 DD	Rubbish Direct Ltd	Monthly Rubbish	1,280.96		1,280.96
30/04/2021	294112 DD	Rubbish Direct Ltd	Monthly Rubbish	1,227.62	01-04-21 to 30-04-21	1,227.62
31/05/2021	296884 DD	Rubbish Direct Ltd	Monthly Rubbish	1,243.55	01-05-21 to 31-05-21	1,243.55
30/06/2021	300103 DD	Rubbish Direct Ltd	Monthly Rubbish	1,180.53	01-06-21 to 30-06-21	1,180.53
31/07/2021	304380 DD	Rubbish Direct Ltd	Monthly Rubbish	1,264.05	01-07-21 to 31-07-21	1,264.05
31/08/2021	307796 DD	Rubbish Direct Ltd	Monthly Rubbish	1,274.74	01-08-21 to 31-08-21	1,274.74
30/09/2021	311618 DD	Rubbish Direct Ltd	Monthly Rubbish	1,244.82	01-09-21 to 30-09-21	1,244.82
Total for Waste Management Services						15,197.74

Water

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
08/10/2020	3765179-01 DD	Watercare Services Ltd	Monthly charges	5,139.63	04-09-20 to 06-10-20	934.48
10/11/2020	3765179-01	Watercare Services Ltd	Monthly Water	4,809.26	06-10-20 to 06-11-20	4,809.26
09/12/2020	3765179-01 1220 DD	Watercare Services Ltd	Monthly Water	4,868.45	06-11-20 to 07-12-20	4,868.45
12/01/2021	3765179-01 0121 DD	Watercare Services Ltd	Monthly Water	5,410.81	07-12-20 to 09-01-21	5,410.81
10/02/2021	3765179-01 0221 DD	Watercare Services Ltd	Monthly Water	4,205.59	09-01-21 to 05-02-21	4,205.59
09/03/2021	3765179-01 DD	Watercare Services Ltd	Monthly Water	4,617.14	05-02-21 to 05-03-21	4,617.14
14/04/2021	3765179-01 0421 DD	Watercare Services Ltd	Monthly Water	7,190.84	05-03-21 to 12-04-21	7,190.84
22/05/2021	3765179-01 0521 DD	Watercare Services Ltd	Monthly Water	5,920.30	12-04-21 to 08-05-21	5,920.30
10/06/2021	3765179-01 0621 DD	Watercare Services Ltd	Monthly Water	7,910.26	08-05-21 to 08-06-21	7,910.26
12/07/2021	3765179-01 0721 DD	Watercare Services Ltd	Monthly Water	8,305.49	08-06-21 to 08-07-21	8,305.49
11/08/2021	3765179-01 0821 DD	Watercare Services Ltd	Monthly Water	8,679.28	08-07-21 to 09-08-21	8,679.28
08/09/2021	3765179-01 0921 DD	Watercare Services Ltd	Monthly Water	7,595.39	09-08-21 to 06-09-21	7,595.39
12/10/2021	3765179-01 1021 DD	Watercare Services Ltd	Monthly Water	13,290.48	06-09-21 to 08-10-21	10,068.55
Total for Water						80,515.84

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2020 to 30 September 2021

Total Operating Fund Expenditure

285,607.96

ANNUAL FINANCIAL STATEMENTS

For the period 1 October 2021 to 30 September 2022

Prepared For

Stoneybrook

Plan No. 208399

218 Green Lane West
Epsom
Auckland 1051

Manager

Sanjay Pradhan
Barfoot & Thompson Body Corporate

Printed

6 November 2022

Balance Sheet

Operating & Reserve Fund

Body Corporate for Plan No. 208399

As at 30th September 2022

218 Green Lane West Epsom Auckland 1051

Assets

2022

Cash		438,716.69
Prepaid Expenses	Note 6	4,070.19
Levies in Arrears	Note 7	6,500.63
Total Assets		\$ 449,287.51

Liabilities

Levies in Advance	Note 9	4,475.17
Accounts Payable Liability	Note 10	9,883.48
Unallocated Monies Received	Note 8	8,263.70
Total Liabilities		\$ 22,622.35

Net Assets **\$ 426,665.16**

Equity

Operating Fund	27,755.10
Reserve Fund	398,910.06
Total Equity	\$ 426,665.16

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 208399

1 October 2021 to 30 September 2022

218 Green Lane West Epsom Auckland 1051

Income	Actuals	Budget	Variance \$	Variance %
	01/10/21 30/09/22	01/10/21 30/09/22	01/10/21 30/09/22	01/10/21 30/09/22
Levies - normal	263,779.03	263,779.04	(0.01)	0
Levies - water	25,949.45	33,000.00	(7,050.55)	(21)
Mutual Revenue - penalty interest	164.69	0.00	164.69	100
Non-Mutual Revenue - Electricity Dividend (no GST)	606.00	0.00	606.00	100
Non-Mutual Revenue - bank interest	1,488.18	0.00	1,488.18	100
Sundry Revenue - income tax refund	40.11	0.00	40.11	100
Total Operating Fund Income	292,027.46	296,779.04	(4,751.58)	(2)
Expenditure				
Body Corporate Manager - additional services	0.00	1,000.00	1,000.00	100
Body Corporate Manager - management fees	23,954.03	23,954.04	0.01	0
Caretaking Services	21,016.83	16,000.00	(5,016.83)	(31)
Cleaning Service - Building Wash	29,020.25	34,000.00	4,979.75	15
Committee Expenses - honorariums	10,000.00	10,000.00	0	0
Consultant - Health & Safety Control Point	345.00	345.00	0	0
Electricity	3,086.71	3,200.00	113.29	4
Garden/Lawn Maintenance	4,391.90	7,000.00	2,608.10	37
Insurance	70,529.43	71,000.00	470.57	1
Insurance - valuation	1,426.00	1,500.00	74.00	5
Legal - LINZ Lodgments - Rules / Address for Service	264.50	280.00	15.50	6
Pest Control Services	1,986.04	1,900.00	(86.04)	(5)
Repairs and Maintenance	12,766.52	30,000.00	17,233.48	57
Waste Management Services	15,954.77	15,600.00	(354.77)	(2)
Water	69,782.52	81,000.00	11,217.48	14
Total Operating Fund Expenditure	264,524.50	296,779.04	32,254.54	11
Surplus / Deficit for period	27,502.96	0		

Summary

Opening Balance as at 1 October 2021	252.14
Total Revenue during period	292,027.46
Total Expenditure during period	(264,524.50)
Operating Fund balance as at 30 September 2022	\$ 27,755.10

Income and Expenditure Statement

Reserve Fund

Body Corporate for Plan No. 208399

1 October 2021 to 30 September 2022

218 Green Lane West Epsom Auckland 1051

Income	Actuals	Budget	Variance \$	Variance %
	01/10/21 30/09/22	01/10/21 30/09/22	01/10/21 30/09/22	01/10/21 30/09/22
Levies - normal	40,000.23	40,000.00	0.23	0
Mutual Revenue - penalty interest	23.58	0.00	23.58	100
Total Reserve Fund Income	40,023.81	40,000.00	23.81	0
Expenditure				
Future Capital Works - Provision for Future	0.00	40,000.00	40,000.00	100
Total Reserve Fund Expenditure	0.00	40,000.00	40,000.00	100
Surplus / Deficit for period	40,023.81	0		

Summary

Opening Balance as at 1 October 2021	358,886.25
Total Revenue during period	40,023.81
Total Expenditure during period	0.00
Reserve Fund balance as at 30 September 2022	\$ 398,910.06

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Green Lane West Epsom Auckland 1051

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 Prepaid Expenses

Detail	Amount
Rothbury Insurance Brokers Insurance - IN12021650	4070.19
	\$ 4,070.19

Note 7 Levies in Arrears - also see note 2

Detail	Amount
Unit: 2 Unit: 2	1411.61
Unit: 8 Unit: 8	1003.72
Unit: 30 Unit: 30	1285.97
Unit: 39 Unit: 39	2799.33
	\$ 6,500.63

Note 8 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: 4 Unit: 4	786.45
Unit: 5 Unit: 5	5.64
Unit: 7 Unit: 7	1415.32
Unit: 13 Unit: 13	933.74
Unit: 19 Unit: 19	60.03
Unit: 31 Unit: 31	60.00
Unit: 32 Unit: 32	0.55
Unit: 33 Unit: 33	32.40
Unit: 35 Unit: 35	60.00
Unit: 43 Unit: 43	83.72
Unit: 53 Unit: 53	60.00
Unit: 55 Unit: 55	1084.75
Unit: 56 Unit: 56	670.96
Unit: 57 Unit: 57	922.50
Unit: 58 Unit: 58	2087.64
	\$ 8,263.70

Note 9 Levies in Advance - also see note 2

These notes (other than notes added by the Body Corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Plan No. 208399

218 Green Lane West Epsom Auckland 1051

Detail	Amount
Lot: 4 Unit: 4	71.43
Lot: 5 Unit: 5	54.36
Lot: 7 Unit: 7	26.49
Lot: 10 Unit: 10	101.57
Lot: 11 Unit: 11	159.55
Lot: 12 Unit: 12	60.00
Lot: 13 Unit: 13	52.82
Lot: 15 Unit: 15	149.34
Lot: 17 Unit: 17	336.63
Lot: 18 Unit: 18	78.49
Lot: 19 Unit: 19	127.13
Lot: 20 Unit: 20	68.52
Lot: 21 Unit: 21	105.95
Lot: 22 Unit: 22	64.73
Lot: 25 Unit: 25	98.92
Lot: 27 Unit: 27	157.64
Lot: 28 Unit: 28	185.21
Lot: 29 Unit: 29	357.91
Lot: 31 Unit: 31	158.08
Lot: 32 Unit: 32	76.25
Lot: 33 Unit: 33	36.26
Lot: 35 Unit: 35	237.23
Lot: 36 Unit: 36	110.43
Lot: 37 Unit: 37	322.33
Lot: 43 Unit: 43	124.10
Lot: 44 Unit: 44	182.77
Lot: 45 Unit: 45	60.00
Lot: 46 Unit: 46	107.57
Lot: 51 Unit: 51	132.07
Lot: 52 Unit: 52	47.55
Lot: 53 Unit: 53	1.07
Lot: 54 Unit: 54	0.02
Lot: 55 Unit: 55	378.25
Lot: 56 Unit: 56	64.67
Lot: 57 Unit: 57	101.60
Lot: 58 Unit: 58	78.23
	\$ 4,475.17

Note 10 Accounts Payable Liability

Detail	Amount
Barfoot & Thompson Body Corporate Management Fees Invoice	1996.17
Powershop NZ Limited Monthly Power	173.34
Rubbish Direct Ltd Monthly Rubbish	1353.40
Watercare Services Ltd Monthly Water	6360.57
	\$ 9,883.48

Body Corporate for Plan No. 208399
EXPENDITURE - TRANSACTION LIST
OPERATING FUND
For the period 1 October 2021 to 30 September 2022

EXPENDITURE

Body Corporate Manager - debt recovery

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2021	MF@708349	Barfoot & Thompson Body Corporate	Management Fees Invoice	115.00		115.00
30/09/2022	28	General Journal	Matching Debt Collection	0.00		(115.00)
Total for Body Corporate Manager - debt recovery						0.00

Body Corporate Manager - management fees

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2021	MF@708404	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-10-21 to 31-10-21	1,902.25
27/11/2021	MF@733310	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-11-21 to 30-11-21	1,902.25
10/01/2022	MF@764881	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,902.25	01-12-21 to 31-12-21	1,902.25
31/01/2022	MF@791902	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	2,277.92	01-01-22 to 31-01-22	2,277.92
27/02/2022	MF@817468	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-02-22 to 28-02-22	1,996.17
27/03/2022	MF@824532	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-03-22 to 31-03-22	1,996.17
30/04/2022	MF@874955	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-04-22 to 30-04-22	1,996.17
31/05/2022	MF@903118	Barfoot & Thompson Body Corporate	Management Fees Invoice	1,996.17	01-05-22 to 31-05-22	1,996.17
18/07/2022	MF@939339	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-06-22 to 30-06-22	1,996.17
31/07/2022	MF@961213	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-07-22 to 31-07-22	1,996.17
31/08/2022	MF@988289	Barfoot & Thompson Body Corporate	Management/Disbursement Fees Invoice	1,996.17	01-08-22 to 31-08-22	1,996.17
30/09/2022	MF@1018169	Barfoot & Thompson Body Corporate	Management Fees Invoice	1,996.17	01-09-22 to 30-09-22	1,996.17
Total for Body Corporate Manager - management fees						23,954.03

Caretaking Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/10/2021	554575	Lindsay Stewart	Maintenance Managers retainer	1,333.00		1,333.00
14/11/2021	Reimbursement	Sheran De Silva	Reimbursemt - recognition gift of 20 years service	501.00		501.00
20/11/2021	554576	Lindsay Stewart	Maintenance Managers retainer & Paint, weedkiller	1,544.07		1,333.00
20/12/2021	554577	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/01/2022	554578	Lindsay Stewart	Maintenance managers retainer & expenses	1,500.45		1,333.00
20/02/2022	554579	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/03/2022	554580	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/03/2022	55575	Lindsay Stewart	Waterblast fence/paint	1,492.50		1,492.50
20/03/2022	200322	Lindsay Stewart	Fence painting	4,786.40		4,786.40
30/03/2022	Refund	Lindsay Stewart	Refund overpayment	(1,492.50)		(1,492.50)
20/04/2022	554581	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/05/2022	554582	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2021 to 30 September 2022

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/06/2022	554583	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
20/07/2022	554584	Lindsay Stewart	Maintenance managers retainer + Garden items	1,760.30		427.30
20/08/2022	554585	Lindsay Stewart	Maintenance managers retainer/Fence painting	1,972.13		1,972.13
20/09/2022	554586	Lindsay Stewart	Maintenance managers retainer	1,333.00		1,333.00
Total for Caretaking Services						21,016.83

Cleaning Service - Building Wash

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/06/2022	70330M0	The House & Building Wash Company	Building Wash	29,020.25		29,020.25
Total for Cleaning Service - Building Wash						29,020.25

Committee Expenses - honorariums

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
27/01/2022	25	General Journal	Chairperson Honorarium	0.00		10,000.00
Total for Committee Expenses - honorariums						10,000.00

Consultant - Health & Safety Control Point

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
12/12/2021	MF@739215	Barfoot & Thompson Body Corporate	Management Fees Invoice	345.00		345.00
Total for Consultant - Health & Safety Control Point						345.00

Electricity

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
14/10/2021	12808252388 DD	Mercury Energy	Monthly Power	102.73	15-09-21 to 13-10-21	46.05
28/10/2021	REVERSAL 2207878688	Mercury Energy	Reversal Inv 2207878688	(228.25)		(228.25)
28/10/2021	2012607950 DD	Mercury Energy	Monthly Power	129.74	01-10-21 to 27-10-21	129.74
15/11/2021	13008751031 DD	Mercury Energy	Monthly Power	103.89	14-10-21 to 12-11-21	103.89
15/12/2021	13008780854 DD	Mercury Energy	Monthly Power	109.11	13-11-21 to 14-12-21	109.11
29/12/2021	2208302239 DD	Mercury Energy	Monthly Power	124.98	28-10-21 to 25-11-21	124.98
30/12/2021	2012695680 DD	Mercury Energy	Monthly Power	145.15	26-11-21 to 29-12-21	145.15
17/01/2022	12908295202 DD	Mercury Energy	Monthly Power	104.59	15-12-21 to 14-01-22	104.59
27/01/2022	12608344929 DD	Mercury Energy	Monthly Power	117.31	30-12-21 to 26-01-22	117.31
15/02/2022	12908324927 DD	Mercury Energy	Monthly Power	106.39	15-01-22 to 14-02-22	106.39
28/02/2022	2012783279 DD	Mercury Energy	Monthly Power	129.07	27-01-22 to 25-02-22	129.07

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2021 to 30 September 2022

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
15/03/2022	16502039703 DD	Mercury Energy	Monthly Power	97.51	15-02-22 to 14-03-22	97.51
29/03/2022	12608404456 DD	Mercury Energy	Monthly Power	134.95	26-02-22 to 28-03-22	134.95
12/04/2022	13008899571 DD	Mercury Energy	Monthly Power	100.94	15-03-22 to 11-04-22	100.94
28/04/2022	12509127606 DD	Mercury Energy	Monthly Power	135.81	29-03-22 to 27-04-22	135.81
16/05/2022	2208468144 DD	Mercury Energy	Monthly Power	119.72	12-04-22 to 13-05-22	119.72
30/05/2022	2208480799 DD	Mercury Energy	Monthly Power	139.88	28-04-22 to 27-05-22	139.88
15/06/2022	12608480716 DD	Mercury Energy	Monthly Power	122.26	14-05-22 to 14-06-22	122.26
29/06/2022	2208510130 DD	Mercury Energy	Monthly Power	152.16	28-05-22 to 28-06-22	152.16
15/07/2022	2108664218 DD	Mercury Energy	Monthly Power	114.80	15-06-22 to 14-07-22	114.80
28/07/2022	2012990277 DD	Mercury Energy	Monthly Power	141.88	29-06-22 to 27-07-22	141.88
05/08/2022	12908492376 DD	Mercury Energy	Monthly Power	82.11	15-07-22 to 04-08-22	82.11
05/08/2022	16502178942 DD	Mercury Energy	Monthly Power	36.77	28-07-22 to 04-08-22	36.77
06/09/2022	37663270 DD	Powershop NZ Limited	Monthly Power	226.55	05-08-22 to 05-09-22	226.55
30/09/2022	27	General Journal	Offset levies - levy credit to electricity expense	0.00		420.00
06/10/2022	38185348 DD	Powershop NZ Limited	Monthly Power	208.01	06-09-22 to 05-10-22	173.34
Total for Electricity						3,086.71

Garden/Lawn Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
01/10/2021	1785:1CN	Extra Care Property Services (2020) Ltd	Trim Front Hedging	(103.50)		(103.50)
25/10/2021	1936	Extra Care Property Services (2020) Ltd	Quarterly trim of bushes & cuttings removal	609.50		609.50
25/10/2021	1935	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
20/11/2021	554576	Lindsay Stewart	Maintenance Managers retainer & Paint, weedkiller	1,544.07		80.40
30/11/2021	2237	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/12/2021	2361	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/01/2022	2483	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
28/02/2022	2651	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/03/2022	2737	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
12/04/2022	2738	Extra Care Property Services (2020) Ltd	Trim frontage hedging	609.50		609.50

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2021 to 30 September 2022

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
30/04/2022	2929	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/05/2022	3031	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
30/06/2022	3198	Extra Care Property Services (2020) Ltd	Trim frontage hedging	207.00		207.00
20/07/2022	554584	Lindsay Stewart	Maintenance managers retainer + Garden items	1,760.30		1,333.00
Total for Garden/Lawn Maintenance						4,391.90

Insurance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
19/10/2020	IN10893841	Rothbury Insurance Brokers	Insurance	63,824.78	21-10-20 to 21-10-21	3,662.08
21/10/2021	CL146186	Rothbury Insurance Brokers	Insurance - IN12021650	70,937.54	21-10-21 to 21-10-22	66,867.35
Total for Insurance						70,529.43

Insurance - valuation

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
17/08/2022	15036631-1	Opteon New Zealand Ltd	Insurance valuation	1,426.00		1,426.00
Total for Insurance - valuation						1,426.00

Legal - LINZ Lodgments - Rules / Address for Service

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
07/01/2022	MF@764055	Barfoot & Thompson Body Corporate	Management Fees Invoice	264.50		264.50
Total for Legal - LINZ Lodgments - Rules / Address for Service						264.50

Pest Control Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
25/09/2021	2168032	Rentokil Initial Ltd	Pest control	496.51	01-10-21 to 30-12-21	496.51
25/12/2021	2187730	Rentokil Initial Ltd	Pest control	496.51	01-01-22 to 30-03-22	496.51
25/03/2022	2205820	Rentokil Initial Ltd	Pest control	496.51	01-04-22 to 30-06-22	496.51
27/06/2022	2224632	Rentokil Initial Ltd	Pest control	496.51	01-07-22 to 30-09-22	496.51
Total for Pest Control Services						1,986.04

Repairs and Maintenance

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
21/10/2021	111321	Laser Plumbing Grey Lynn	Investigate/repair 2 leaking valves - Units 40&43	674.18		674.18
28/10/2021	10657	Dutton Stormwater	General service stormwater devices	542.80		542.80
20/11/2021	554576	Lindsay Stewart	Maintenance Managers retainer & Paint, weedkiller	1,544.07		130.67

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2021 to 30 September 2022

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
20/01/2022	554578	Lindsay Stewart	Maintenance managers retainer & expenses	1,500.45		167.45
04/03/2022	Reimbursement	Elizabeth Robinson	Receipt for printing	118.32		118.32
09/03/2022	Reimbursement	Hamish Corbett	Tow signage	207.00		207.00
29/03/2022	199511199	Design Tube Ltd	Recoding of three gates	644.00		644.00
07/04/2022	Reimbursement	Liz Robinson	Purchase of a dummy camera	32.80		32.80
08/04/2022	199511222	Design Tube Ltd	Removed existing system, installed new system	1,196.00		1,196.00
12/04/2022	11711	Dutton Stormwater	Full service of stormwater devices	1,872.20		1,872.20
24/04/2022	31852	Soundcraft 2007 Ltd	Install satellite dish with additional bracket	649.75		649.75
05/05/2022	11848	Dutton Stormwater	Full service of stormwater devices	1,400.70		1,400.70
09/05/2022	115328	Laser Plumbing Grey Lynn	Investigat/repair leak	687.13		687.13
04/07/2022	199511291	Design Tube Ltd	Replace Damaged Gate Actuator	2,530.00		2,530.00
30/07/2022	R017080	Leck Electrical Ltd	Supply and install bulkhead lights/sensor	1,553.02		1,553.02
16/08/2022	Reimbursement	Samuel Martin	Reimbursement for towing	360.50		360.50
Total for Repairs and Maintenance						12,766.52

Waste Management Services

Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
31/10/2021	314385 DD	Rubbish Direct Ltd	Monthly Rubbish	1,267.61	01-10-21 to 31-10-21	1,267.61
30/11/2021	317372 DD	Rubbish Direct Ltd	Monthly Rubbish	1,305.01	01-11-21 to 30-11-21	1,305.01
31/12/2021	320774 DD	Rubbish Direct Ltd	Monthly Rubbish	1,321.04	01-12-21 to 31-12-21	1,321.04
31/01/2022	326024 DD	Rubbish Direct Ltd	Monthly Rubbish	1,312.14	01-01-22 to 31-01-22	1,312.14
28/02/2022	323796 DD	Rubbish Direct Ltd	Monthly Rubbish	1,262.27	01-02-22 to 28-02-22	1,262.27
31/03/2022	327519 DD	Rubbish Direct Ltd	Monthly Rubbish	1,324.60	01-03-22 to 31-03-22	1,324.60
30/04/2022	329429 DD	Rubbish Direct Ltd	Monthly Rubbish	1,342.17	01-04-22 to 30-04-22	1,342.17
31/05/2022	333543 DD	Rubbish Direct Ltd	Monthly Rubbish	1,342.17	01-05-22 to 31-05-22	1,342.17
30/06/2022	337815 DD	Rubbish Direct Ltd	Monthly Rubbish	1,329.22	01-06-22 to 30-06-22	1,329.22
31/07/2022	342168 DD	Rubbish Direct Ltd	Monthly Rubbish	1,428.29	01-07-22 to 31-07-22	1,428.29
31/08/2022	344570 DD	Rubbish Direct Ltd	Monthly Rubbish	1,366.85	01-08-22 to 31-08-22	1,366.85
30/09/2022	349758 DD	Rubbish Direct Ltd	Monthly Rubbish	1,353.40	01-09-22 to 30-09-22	1,353.40
Total for Waste Management Services						15,954.77

Body Corporate for Plan No. 208399

EXPENDITURE - TRANSACTION LIST (continued)

OPERATING FUND

For the period 1 October 2021 to 30 September 2022

EXPENDITURE

Water							
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount	
12/10/2021	3765179-01 1021 DD	Watercare Services Ltd	Monthly Water	13,290.48	06-09-21 to 08-10-21	3,221.93	
10/11/2021	3765179-01 1121 DD	Watercare Services Ltd	Monthly Water	6,471.82	08-10-21 to 08-11-21	6,471.82	
10/12/2021	3765179-01 1221 DD	Watercare Services Ltd	Monthly Water	4,377.35	08-11-21 to 08-12-21	4,377.35	
12/01/2022	3765179-01 0122 DD	Watercare Services Ltd	Monthly Water	4,621.44	08-12-21 to 10-01-22	4,621.44	
11/02/2022	3765179-01 0222 DD	Watercare Services Ltd	Monthly Water	4,240.19	10-01-22 to 09-02-22	4,240.19	
11/03/2022	3765179-01 0322 DD	Watercare Services Ltd	Monthly Water	4,109.74	09-02-22 to 09-03-22	4,109.74	
12/04/2022	3765179-01 0422 DD	Watercare Services Ltd	Monthly Water	4,401.56	09-03-22 to 08-04-22	4,401.56	
12/05/2022	3765179-01 0522 DD	Watercare Services Ltd	Monthly Water	6,645.99	08-04-22 to 10-05-22	6,645.99	
14/06/2022	3765179-01 0622 DD	Watercare Services Ltd	Monthly Water	5,898.95	10-05-22 to 10-06-22	5,898.95	
12/07/2022	3765179-01 0722 DD	Watercare Services Ltd	Monthly Water	5,849.18	10-06-22 to 09-07-22	5,849.18	
15/08/2022	3765179-01 0822 DD	Watercare Services Ltd	Monthly Water	7,431.14	09-07-22 to 11-08-22	7,431.14	
08/09/2022	3765179-01 0922 DD	Watercare Services Ltd	Monthly Water	6,152.66	11-08-22 to 06-09-22	6,152.66	
13/10/2022	3765179-01 1022 DD	Watercare Services Ltd	Monthly Water	9,159.22	06-09-22 to 11-10-22	6,360.57	
Total for Water						69,782.52	

Total Operating Fund Expenditure

264,524.50