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MINUTES OF THE ANNUAL GENERAL MEETING

BARFOOT & THOMPSON DISCLAIMER
BODY CORPORATE 464974

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The Annual General Meeting of Body Corporate 464974 was held at Level 2, Building B, 8 Nugent Street on Monday, 17 May 2021 commencing at 06:00 PM.

Present:

Lot #	Unit #	Attendance	Owner Name Representative
61	509	Yes	Dennis Chua
59	507	Apology	HW & SC Parkes Family Trust Proxy-Phil Ainsworth
52	411	Yes	Darren Tsang
51	410	Yes	Florent & Georgia Pieri
42	401	Yes	Rachel Owens
40	310	Yes	Shirley Wilmoth
37	307	Yes	Hector San Buenaventura
35	305	Yes	Jieying Zheng & Kim Pao Ng
34	304	Yes	Gideon Geldenhuys & Vaibhav Talesara
32	302	Apology	Richard & Alana Speer Proxy-James Rigg
30	211	Yes	Julia Wood
29	210	Yes	Glenys Knox
28	209	Yes	Cherie Buchanan
24	205	Yes	Sinead Johnston
21	202	Yes	Vincent Newby
19	111	Apology	Creighton Family Trust Postal Vote-Emma Creighton
18	110	Apology	Ainsworth, Lauren Proxy - Phil Ainsworth
17	109	Yes	Dave Weir
12	104	Apology	Deirdre Johnston Proxy -Dave Hall
9	101	Yes	Dave Hall
5	5	Yes	Neil Properties Limited Units 5 - 7 James Rigg
4	4	Yes	Gideon Geldenhuys
3	3	Yes	Vaibhav Talesara
2	2	Apology	CLH Family Trust Postal Vote -Janice Choi & Yuen Lung Choi
1	1	Apology	CLH Family Trust Postal Vote -Janice Choi & Yuen Lung Choi

In attendance:

Julie & Wayne Brown, Vertical Building Management
Donna Holroyd, Body Corporate Manager, Auckland Property Management.

Minutes:

- 1 Appointment of Chairperson for Meeting**
Resolved: That James Rigg be elected chairperson of the meeting.
- Moved: Unit 4
Second: Unit 210
All in favour
MOTION CARRIED
- 2 Proxies and Voting Papers**
Resolved: That the proxies and voting forms as above have been received and recorded.
- Moved: Unit 5
Second: Unit 304
All in favour
MOTION CARRIED
- 3 Confirm Minutes of Previous Annual General Meeting**
Resolved: That the minutes of the last meeting, held 23/6/20, be confirmed as a true and accurate record of that meeting.
- Moved: Unit 5
Second: Unit 509
All in favour
MOTION CARRIED
- 4 Election of Chairperson of Body Corporate**
James advised that he will stand down as Chair for the coming year. Gideon has been a member of the committee and has been involved closely with the Chairman responsibilities over the past year. James will be available to assist Gideon if and when required to ensure a smooth transition.
- Resolved: That Gideon Geldenhuys be elected as Chairperson of the Body Corporate in accordance with section (10)1 of the Regulations.
- Moved: Unit 209
Second: Unit 211
All in favour
MOTION CARRIED
- 5 Committee Number & Quorum**
Resolved: That until otherwise resolved by the Body Corporate in terms of the Unit Titles Act 2010, the Committee shall comprise of 8 members. The Committee shall meet and conduct business in accordance with the requirements of the Unit Titles Act 2010 and the Unit Titles Regulations 2011 not less than one time in each year. The quorum necessary for the transaction of the business of the Committee shall be 5.
- Moved: Unit 304
Second: Unit 205
All in favour
MOTION CARRIED
- 6 Election of Committee**
Resolved: That 8 of the following nominees be elected to the Committee.
- The nominations received for committee members are as follows:
- Gideon Geldenhuys, Richard Speer, Glenys Knox, Dave Weir, Darren Tsang, Dave Hall, Vaibhav Talesara (Dr V), Sinead Johnston
- James Rigg has declined to stand for committee this year.
- Moved: Unit 211

Second: Unit 209

All in favour

MOTION CARRIED

7 General Delegation of Powers and Duties

Resolved: That the Body Corporate shall indemnify the Committee and the Chairperson, for any liability incurred by either, in respect of any matter undertaken in good faith by them in exercise of their delegated powers for the Body Corporate, in terms of the Unit Titles Act 2010 ("the Act"). Without limitation to the above, the Body Corporate shall indemnify the Chairperson and/or the Committee for any liability incurred in respect of any certificate given in good faith under Section 147(3) (b) of the Act.

Moved: Unit 304

Second: Unit 305

All in favour

MOTION CARRIED

Resolved (by special resolution): That the duties of the Body Corporate Chairperson as set out in Regulation (11)1, sub-paragraphs (a) to (m) inclusive of the Unit Titles Regulations 2011 be delegated to the Committee.

Moved: Unit 109

Second: Unit 304

All in favour

MOTION CARRIED

Resolved (by special resolution): That, in accordance with the provisions of Section 108(1) of the Unit Titles Act 2010, all the powers and duties of the Body Corporate be delegated to the Body Corporate Committee, save those powers reserved to the Body Corporate by Section 108(2).

Moved: Unit 205

Second: Unit 211

All in favour

MOTION CARRIED

8 Re-Appointment of Body Corporate Manager

James thanked Donna for her efficient service provided as Body Corporate Manager.

Resolved: That the Body Corporate re-appoint Auckland Property Management Ltd as Manager for the following year to carry out the duties delegated to the Committee in terms of Section 108(2) of the Unit Titles Act 2010 and Regulation 11(1) of the Unit Titles Regulations 2011.

Moved: Unit 109

Second: Unit 507

All in favour

MOTION CARRIED

9 Re-appointment of Building Manager

Resolved common Area Manager

Vertical Building Management

The Building Manager's Report was circulated with the Agenda and taken as read.

Julie advised that there have been dog complaints and owners are reminded to be considerate of their neighbours and to be aware of the Body Corporate rules.

Owners must have Body Corporate approval to keep a pet. A formal request must be submitted in writing to the committee (through the BC Manager). The Committee has the right to revoke an approval if a pet is disturbing the quiet enjoyment of the property.

The light fittings and brightness in the retail are toilets will be investigated by the Building Manager and possible replacement with LED bulbs.

Owner advised that the recycling bins are always/often full. The Building Manager will investigate options. Owners are reminded to flatten/disassemble boxes/cardboard.

No further discussion of common maintenance.

James thanked Julie and Wayne for the proactive and efficient service and management onsite.

Resolved: That the Body Corporate Committee has the responsibility to reappoint the Building Manager or replace the Building Manager as required to ensure the smooth running of the building.

Moved: Unit 304

Second: Unit 209

All in favour

MOTION CARRIED

10 Insurance Discussion

Owner queried if the \$100,000.00 limit on relocation expenses is sufficient cover for the Body Corporate in the instance of a natural disaster. The Committee will investigate further and submit the query to the Body Corporate insurance Broker for response.

Resolved: That the insurance policies for the period 31/05/21 to 31/05/22 be renewed and confirmed.

Moved: Unit 210

Second: Unit 310

All in favour

MOTION CARRIED

Managers Note: Owners are asked to ensure they are familiar with the cover in place and the terms of this cover. These details can be found on <https://bodycorp.aucklandproperty.net/> under the insurance folder, including a claim form.

Resolved: That the Committee of the Body Corporate or the Body Corporate Manager be authorised to obtain quotations and renew the insurance policies for the coming year. The Body Corporate shall consider the need for insurance cover for:

- (i) The building and other site improvements;
- (ii) Loss of rents; Alternative Accommodation
- (iii) General Liability;
- (iv) Statutory Liability; and
- (v) Association Liability/ Office Bearers' cover

Moved: Unit 205

Second: Unit 109

All in favour

MOTION CARRIED

11 Approval of Financial Statements

James advised owners that the Committee have reviewed and approved the financial reports at the recent Committee meeting.

James tabled the Annual Reports that were circulated with the Agenda.

The Income and Expenditure Statement shows the expenses incurred against the approved budget. In the Administrative Fund, the expenses incurred in the General Group amounted to \$173,328.57. The closing balance/contingency at year end in the General Group was a total of \$8,929.79.

The expenses incurred in the Residential Group amounted to \$41,334.26. The closing balance/contingency at year end in the Residential Group was a total of \$15,758.39.

The expenses incurred in the Retail Group amounted to \$31,595.01. The closing balance at year end in the Retail Group was a deficiency of \$2,843.25. James advised that this is due to water account which is due to be audited this financial year.

The Long Term Maintenance fund incurred expenses of \$6,681.47 and had a closing balance at year-end of \$177,522.00.

All transactions are recorded in the Detailed Expenses Report for transparency and owners information.

Owners were invited to discuss/query. No further queries.

Resolved: That the Financial Statements prepared by the Body Corporate as a non-reporting entity, which include the Statements of Income and Expenditure and Assets and Liabilities for the year ended 31/03/21, be approved.

Moved: Unit 109

Second: Unit 211

All in favour

MOTION CARRIED

12 Appointment of Auditor - If Required

Resolved (by special resolution): That in accordance with Section 132(8) of the Unit Titles Act 2010, no audit, review or verification is required on the financial statements for the previous financial year.

Moved: Unit 304

Second: Unit 211

All in favour

MOTION CARRIED

WITHDRAWN: That a suitably Qualified auditor be appointed to audit the books and accounts for the previous financial year in accordance with the Unit Titles Act 2010 and the Regulations Module applying to this Scheme.

Auckland Property Management adopts the Best Practice model in relation to Financial Management:

- i) Auckland Property Management Ltd advises that as part of our internal controls and procedures, all transactions are made through the Trust account of the Manager and are subject to a quarterly audit.
- ii) Auckland Property Management Ltd is a strong advocate of Industry Best Practice and promotes good governance principles in relation to financial management and reporting. As such we recommend that all managed Unit Plans undertake an annual audit of their Financial Statements by a qualified independent auditor.

13 Discussion of Long Term Maintenance Plan

WSP formal Review 2020

Resolved: That the Committee shall review the Long Term Maintenance Plan in accordance with the requirements of Section 116 (1) of the Unit Titles Act 2010.

Moved: Unit 205

Second: Unit 211

All in favour

MOTION CARRIED

14 Health & Safety

Resolved: that the Body Corporate has a Health & Safety report and Hazard Register on file for the complex which requires reviewing and updating annually to ensure any previous hazards noted that have subsequently been removed or minimized are amended and that any new hazards that may have occurred during the year are noted.

Moved: Unit 210

Second: Unit 211

All in favour

MOTION CARRIED

Please note: All owners are required under the Act to ensure they have read and understand the Health & Safety report and have supplied a copy to any tenants, visitors or contractors to ensure they are aware of any hazards onsite.

Covenant Explanation of Motion for Body Corporate 464974

Neil Properties Limited has agreed to transfer 29 principal unit car parks to 8 Nugent Street Precinct Society Inc (**Society**). These car parks, are part of DP 420899, will form part of the "Common Facilities" owned and managed by the Society in accordance with its constitution. This means that the car parks will be available for use as visitor car parking. Prior to the transfer, Neil Properties Limited will arrange for the registration of a covenant over the titles to the car park units being transferred for the benefit of Bodies Corporate 464974 and 495619. The covenant will require that the car parks are only used for visitor car parking by owners and occupiers of units on DPs 464974 and 495619.

The Unit Titles Act requires that when Land Covenants are registered over principal units or are for the benefit of a Body Corporate by being registered on the Supplementary Record Sheet for the Body Corporate the Body Corporate must pass the necessary resolutions which are attached.

In order to implement this arrangement, 8 Nugent Street Precinct Society Inc needs to amend its constitution to expressly provide for car parks as part of the "Common Facilities" and to allow the Society to own the car parks even though it is not a lot or unit owner. It also needs to pass a resolution agreeing to the transfer of the car park units. These resolutions are both special resolutions that require a 75% majority. The Bodies Corporate that will have the benefit of the covenant also need to pass their own special resolutions (75% majority) and complete the designated resolution to obtain the benefit of the covenant.

The Society does not have to pay for the car park units, but will be responsible for all Body Corporate and Society levies and rates etc. from the settlement date.

Owner (Unit 202) queried if the acquisition of the carparks by the Nugent Precinct and the Covenant entered into by BC 464974 will be a liability to the Body Corporate owners.

Committee member pointed out the benefit of owners having the access to visitor carparks and James confirmed that the resource consent for the development stipulates that the site must have a prescribed number of visitor carparks. James noted that this resolution is a formality to tidy up the ownership of the visitor carparks and who can use. The Body Corporate has always paid for the rates/included in the budget for the 11 carparks associated with BC 464974, since inception, the other carparks are for BC 495619.

Resolved: Body Corporate 464974 resolves by special resolution under section 62(2)(b) of the Unit Titles Act 2010 to enter into a covenant over the principal units listed in the schedule below (being principal units on DP 464974 and DP 420899) for the benefit of the common property of Body Corporate 464974 where the covenant shall provide that:

The unit owners for itself and its successors in title as registered owner of the Burdened Land hereby covenants with the body corporate for and on behalf of the body corporate and its successors in title as the registered owners of the common property and to take effect from the date of registration of this covenant as follows:

1 The unit owners covenant as follows:

1.1 That they shall not allow or permit the principal unit to be used for any purpose other than for visitor car parking for use by the members of the body corporate except as otherwise agreed by the committee of the body corporate .

2 Breach of covenant:

2.1 If there is any breach or non-observation of the covenant (and without prejudice to any other liability which the unit owner may have to any person having the benefit of these covenants) the unit owner will upon written demand being made by the body corporate, pay the body corporate as liquidated damages the sum of \$350 per day for every day that such breach of non-observation continues after the date on which written notice and demand has been made.

This is a designated resolution.

Moved: Unit 109
Second: Unit 211
Against: Unit 202
All others in favour
MOTION CARRIED

(Post Meeting Note: Due to the notice period being 1 day short and several other procedural motions required for the Precinct Society change, NPL have decide to wait until next years AGM to complete the process.)

16 Approval of Administration Fund Budget

James tabled the Proposed Budget and advised that the committee have recommended an increase to the Admin/General Levy to \$185,000.00 to cover the anticipated expenditure. This is due mainly to the increase to the Insurance Premium and the Precinct levy, which was not increased during COVID. The Residential and Retail Levy will remain constant/same as last year.

To consider the motion: That the Administrative Fund budget be determined and approved.

Moved: Unit 109
Second: Unit 211
All in favour
MOTION CARRIED

17 Approval of Long Term Maintenance Fund Budget

Resolved the Long Term Maintenance Levy is recommended to increase as per the Long Term Maintenance Report, however the Committee propose this is increased in a staged approach with the levy increased to \$52,200.00.

Resolved: That the Long Term Maintenance Fund budget be determined and approved.

Moved: Unit 109
Second: Unit 211
All in favour
MOTION CARRIED

18 Striking of Levies and Number of Levy Instalments

The owners agreed to the amendment the due date of first instalment from 1st June 2021 to 1st July 2021.

Resolved: That the operating budget shall be raised according to utility and/or ownership interest in Four instalment/s due for payment on the 1st of July 2021, 1st September 2021, 1st December 2021 and 1st February 2022.
The Body Corporate Manager shall issue invoices not less than 30 days prior to the due date for each instalment, except the 1st instalment has shorter notice.

Moved: Unit 304
Second: Unit 205
All in favour
MOTION CARRIED

19 Recovery of Body Corporate Levies, Penalty Interest Rates & Debt Administration Fees

Resolved: That Auckland Property Management Ltd be authorised to recover any unpaid levies or other outstanding expense items owed to the Body Corporate, through the Tenancy Tribunal or otherwise, and to levy interest at the rate of 10% per annum as provided for in Section 128 of the Unit Titles Act 2010 on any monies outstanding. All costs, debt administration fees and expenses involved in the recovery shall be charged against the defaulting proprietor in full. A lawyer appointed by the Committee, shall act as duly appointed agents for the Body Corporate, where required, for debt collection.

Moved: Unit 205
Second: Unit 211
All in favour
MOTION CARRIED

Auckland Property Managements levy collection process is as follows:

Owners will be notified by email to the email address recorded with Auckland Property Management of all levies and/or charges due. The same email address will be used for all notifications regarding the collection of money owed to the Body Corporate unless a request is made otherwise. If an owner does not have an email address, all correspondence will be posted to the postal address recorded with APM. It is the responsibility of the owner to ensure that APM is notified of any change to either email or postal addresses.

Levies are typically raised within 14 days of the Annual General Meeting unless otherwise instructed by the Chairperson of the body corporate. Our standard collection process for unpaid levies is detailed below:

- 30 days prior to levies being due, a levy notice is sent to advise owners of the levy instalment due. The due date for the first instalment can be sooner by resolution at the AGM.
- **Stage 1 debt recovery.** 10 days after the due date of the levy instalment, a reminder is sent that the levy instalment is past due. Interest at the rate of 10% per annum accrues from the due date.
- **Stage 2 debt recovery.** 40 days after the due date of the levy instalment, if payment is still outstanding, a final notice is sent to the registered owner. A debt administration fee of \$75.00 + GST is charged to the unit.
- **Stage 3 debt recovery.** 70 days after the due date of the levy instalment, APM will attempt to contact the owner by an alternative contact method. If contacting the owner is unsuccessful and/or payment is not forthcoming, a notice to commence legal action is served, notifying the owner that their file will be referred to our legal department for further action should payment not be received within seven days. A debt administration fee of \$150.00 + GST will be charged to the unit. Any legal costs incurred are payable by the registered owner.

The above process is to be used as a guide only and is subject to change depending upon individual requirements of the Body Corporate.

Subject to acceptance by the Body Corporate committee, the owner may request to pay the levy by instalments at an agreed payment plan. This will include interest at the rate of 10% per annum for any period where there are monies outstanding. Failure to meet obligations to the agreed payment plan will result in the debt recovery process commencing.

20 General Business

Resolved owners may wish to discuss items of a general nature.

a) No access to Skeleton/master key for lockout after hours.

The Building Manager confirmed that there has never been owner access to a skeleton key or master key. The key is available for authorised trade access only.

b) Enforcement to tow illegally parked cars from the disabled parking 24/7.

Owners discussed and it was clarified that the Building Managers scope does not cover 24/7 monitoring of the disabled carpark zones. This will fall to the Precinct Committee responsibility who will investigate further.

c) Deodorising of the rubbish room(s).

The BM will investigate further and submit options to committee.

Owners are reminded to fasten rubbish bags securely to avoid spills/seepage.

d) Loading Zone extra carpark

Committee will investigate the option of an extra loading zone carpark and if this is beneficial to owners. This will require Precinct Committee approval, however there was mixed feeling at the AGM, as there is both pros and cons.

e)Heat pumps

Owners must submit a formal written request to the Committee(through the Body Corporate Manager) for approval if they require a heat pump. The Body Corporate does have Body Corporate rules and guidelines that must be adhered to.

Body Corporate Website:

At Auckland Property Management we try and be environmentally friendly so have put all your important documents relating to your body corporate online please visit <https://bodycorp.aucklandproperty.net/> to view these at any time. If you have forgotten your login details please contact your manager Donna Holroyd directly on the following email donna.holroyd@aucklandproperty.net and they will assist.

Donna Holroyd
Body Corporate Manager

CLOSURE: There being no further business, the chairperson thanked all those who had attended and declared the meeting closed at .

Privacy Policy: In order for Auckland Property Management to provide services to the Body Corporate and assist the Body Corporate in meeting the requirements of the Unit Titles Act 2010 and Unit Titles Regulations 2011, we are required to collect and hold personal information. We do so in accordance with our Privacy Policy which is published on our website. Please see <https://www.aucklandproperty.net/auckland-property-management-privacy-policy/>



MINUTES OF THE ANNUAL GENERAL MEETING

BODY CORPORATE 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland 1023

The Annual General Meeting of Body Corporate 464974 was held at Building B, Ground Floor, 8 Nugent Street on Monday, 16 May 2022 commencing at 06:00 PM.

Present:

Lot #	Unit #	Attendance	Owner Name/Representative
	1	Apology	CLH Family Trust, Janice Choi & Yuen Lung Choi POSTAL VOTE
	2	Apology	CLH Family Trust, Janice Choi & Yuen Lung Choi POSTAL VOTE
	3	Yes	Arihant Properties Ltd, Gideon Geldenhuys
	4	Yes	Arihant Properties Ltd, Gideon Geldenhuys
	5	Yes	Neil Properties Limited, James Rigg
	6	Yes	Neil Properties Limited
	7	Yes	Neil Properties Limited
	AU8	Yes	Neil Properties Limited
	101	Yes	DJ and MTP Hall Trust, Dave Hall
	104	Yes	Johnston, Deirdre
	109	Yes	Carnoustie Family Trust, Dave Weir
	110	Apology	Ainsworth, Lauren
	202	Yes	Newby, Vincent
	209	Yes	Buchanan, Cherie
	210	Yes	Knox, Glenys
	211	Yes	Wood, Julia
	302	Yes	Speer, Richard
	304	Yes	Arihant Trust Ltd, Gideon Geldenhuys
	307	Yes	San Buenaventura, Hector
	309	Apology	Havill, Alice PROXY -Richard Speer
	411	Yes	Tsang, Darren
	509	Yes	Chua, Dennis

In attendance:

Julie Armer & Wayne Brown -Vertical Building Management
Donna Holroyd, Body Corporate Manager, Auckland Property Management.

Minutes:

- Appointment of Chairperson for Meeting**
Resolved: That Donna Holroyd be elected chairperson of the meeting.

Moved: Unit 202
Second: Unit 209
All in favour
MOTION CARRIED

2 Proxies and Voting Papers

Resolved: That the proxies and voting forms be received.

Moved: Unit G5
Second: Unit 211
All in favour
MOTION CARRIED

3 Confirm Minutes of Previous Annual General Meeting

Resolved: That the minutes of the last meeting, held 17/5/2021, be confirmed as a true and accurate record of that meeting.

Moved: Unit 202
Second: Unit 509
All in favour
MOTION CARRIED

4 Election of Chairperson of Body Corporate

The Manager thanked Gideon on behalf of the Body Corporate for his time and effort in the role of Chairman for the past year.

Resolved: That Gideon Geldenhuys be elected as Chairperson of the Body Corporate in accordance with section (10)1 of the Regulations.

Moved: Unit 109
Second: Unit 302
All in favour
MOTION CARRIED

5 Committee Number & Quorum

Resolved: That until otherwise resolved by the Body Corporate in terms of the Unit Titles Act 2010, the Committee shall comprise of 8 members. The Committee shall meet and conduct business in accordance with the requirements of the Unit Titles Act 2010 and the Unit Titles Regulations 2011 not less than one time in each year. The quorum necessary for the transaction of the business of the Committee shall be 5.

Moved: Unit G5
Second: Unit 109
All in favour
MOTION CARRIED

6 Election of Committee

Resolved: That the following nominees be elected to the Committee.

Gideon Geldenhuys, Sinead Johnston, Richard Speer, Glenys Knox, Dave Weir, Darren Tsang, Dave Hall, Vaibhav Talesara (Dr V)

Moved: Unit 209
Second: Unit 211
All in favour
MOTION CARRIED

7 General Delegation of Powers and Duties

Resolved: That the Body Corporate shall indemnify the Committee and the Chairperson, for any liability incurred by either, in respect of any matter undertaken in good faith by them in exercise of their delegated powers for the Body Corporate, in terms of the Unit Titles Act 2010 ("the Act"). Without limitation to the above, the Body Corporate shall indemnify the Chairperson and/or the Committee for any liability incurred in respect of any certificate given in good faith under Section 147(3) (b) of the Act.

Moved: Unit G5
Second: Unit 202
All in favour

MOTION CARRIED

Resolved (by special resolution): That the duties of the Body Corporate Chairperson as set out in Regulation (11)1, sub-paragraphs (a) to (m) inclusive of the Unit Titles Regulations 2011 be delegated to the Committee.

Moved: Unit G5
Second: Unit 202
All in favour

MOTION CARRIED

Resolved (by special resolution): That, in accordance with the provisions of Section 108(1) of the Unit Titles Act 2010, all the powers and duties of the Body Corporate be delegated to the Body Corporate Committee, save those powers reserved to the Body Corporate by Section 108(2).

Moved: Unit G5
Second: Unit 202
All in favour

MOTION CARRIED

**8 Nugent Precinct Representative
8 Nugent Street Precinct Society Incorporated**

Explanation: The various owners within Body Corporate 464974 are required pursuant to the Encumbrance 9231567.9 registered on the various Records of Title for the Units within Nugent Apartments to be members of 8 Nugent Street Precinct Society Incorporated. Due to the number of owners within the Body Corporate it has been agreed it would be appropriate for the Body Corporate to represent the owners in respect of the 8 Nugent Street Precinct Society Incorporated and for the Body Corporate Committee to appoint a representative to the 8 Nugent Street Precinct Society Incorporated Committee.

The current appointed representative is Vaibhav Talesara (Dr V) and he is happy to continue in this role.

Resolved: that the Body Corporate shall represent the owners within the Body Corporate in respect of the 8 Nugent Street Precinct Society Incorporated and the Body Corporate Committee shall appoint a representative to the 8 Nugent Street Precinct Society Incorporated Committee.

Moved: Unit 202
Second: Unit 302
All in favour

MOTION CARRIED

9 Re-Appointment of Body Corporate Manager

Resolved: That the Body Corporate re-appoint Auckland Property Management Ltd as Manager for the following year to carry out the duties delegated to the Committee in terms of Section 108(2) of the Unit Titles Act 2010 and Regulation 11(1) of the Unit Titles Regulations 2011.

Moved: Unit 302
Second: Unit 209
All in favour
MOTION CARRIED

**10 Re-Appointment of the Site Manager & Common Maintenance
Common Area/Site Manager**

Vertical Building Management Report was circulated with the agenda documents and taken as read. Update and common maintenance queries welcomed. No further queries or discussion. The Body Corporate extended their thanks to Julie and Wayne for the efficient site management.

Resolved: That the Body Corporate Committee has the responsibility to reappoint the Building Manager or replace the Building Manager as required to ensure the smooth running of the building.

Moved: Unit G5
Second: Unit 209
All in favour
MOTION CARRIED

11 Insurance Discussion

The Manager noted that an increase in the premium is expected and the proposed budget reflects /includes a 10% increase in anticipation of increased cost.

Resolved: That the insurance policies for the period 31/5/2021-31/5/2022 be confirmed.

Managers Note: Owners are asked to ensure they are familiar with the cover in place and the terms of this cover. These details can be found on <https://bodycorp.aucklandproperty.net/> under the insurance folder, including a claim form.

Moved: Unit G5
Second: Unit 202
All in favour
MOTION CARRIED

Resolved: That the Committee of the Body Corporate or the Body Corporate Manager be authorised to obtain quotations and renew the insurance policies for the coming year. The Body Corporate shall consider the need for insurance cover for:

- (i) The building and other site improvements;
- (ii) Loss of rents; Alternative Accommodation
- (iii) General Liability;
- (iv) Statutory Liability; and
- (v) Association Liability/ Office Bearers' cover

Moved: Unit 109
Second: Unit 209
All in favour
MOTION CARRIED

12 Approval of Financial Statements

The BC Manager tabled the Annual Reports that were circulated with the Agenda and noted that the Committee have reviewed the accounts. The Net Assets as shown in the Balance Sheet at financial year end in the General Group amounted to \$219,284.92. Net Assets in the Residential Group amounted to \$6,091.42 and Net Assets in the Retail Group amounted to \$10,349.22.

The Income and Expenditure Statement shows the expenses incurred against the approved budget. In the Administrative Fund, the expenses incurred in the General Group amounted to \$190,600.36. The closing balance/contingency at year end in the General Group was a total of \$3,552.41.

The expenses incurred in the Residential Group amounted to \$53,426.21. The closing

balance/contingency at year end in the Residential Group was a total of \$6,091.42.

The expenses incurred in the Retail Group amounted to \$10,307.45. The closing balance/contingency at year end in the Residential Group was a total of \$10,349.22.

The Long Term Maintenance fund incurred expenses of \$14,108.89 and had a closing balance at year-end of \$215,732.51.

The Manager advised that all transactions are recorded in the Detailed Expenses Report for transparency and owners information.

The Manager noted that the water meters and incorrect billing by Watercare have been under investigation. Replacement meters and a new remote reader is required.

Resolved: That the Financial Statements prepared by the Body Corporate as a non-reporting entity, which include the Statements of Income and Expenditure and Assets and Liabilities for the year ended 31/03/22, be approved.

Moved: Unit G5

Second: Unit 211

All in favour

MOTION CARRIED

13 Appointment of Auditor - If Required

Resolved (by special resolution): That in accordance with Section 132(8) of the Unit Titles Act 2010, no audit, review or verification is required on the financial statements for the previous financial year.

Moved: Unit 302

Second: Unit G5

Against: Unit 202

All other Units in favour

MOTION CARRIED

WITHDRAWN: That a suitably Qualified auditor be appointed to audit the books and accounts for the previous financial year in accordance with the Unit Titles Act 2010 and the Regulations Module applying to this Scheme.

Auckland Property Management adopts the Best Practice model in relation to Financial Management:

- i) Auckland Property Management Ltd advises that as part of our internal controls and procedures, all transactions are made through the Trust account of the Manager and are subject to a quarterly audit.
- ii) Auckland Property Management Ltd is a strong advocate of Industry Best Practice and promotes good governance principles in relation to financial management and reporting. As such we recommend that all managed Unit Plans undertake an annual audit of their Financial Statements by a qualified independent auditor.

14 Discussion of Long Term Maintenance Plan

Resolved: That the Committee shall review the Long Term Maintenance Plan in accordance with the requirements of Section 116 (1) of the Unit Titles Act 2010.

Moved: Unit 101

Second: Unit 109

All in favour

MOTION CARRIED

15 Health & Safety

Health & Safety Report

Resolved: that the Body Corporate has a Health & Safety report and Hazard Register on file for the complex which requires reviewing and updating annually to ensure any previous hazards noted that have subsequently been removed or minimized are amended and that any new hazards that may

have occurred during the year are noted.

Moved: Unit 207

Second: Unit 211

All in favour

MOTION CARRIED

Please note: All owners are required under the Act to ensure they have read and understand the Health & Safety report and have supplied a copy to any tenants, visitors or contractors to ensure they are aware of any hazards onsite.

16 Approval of Administration Fund Budget

The Manager noted the proposed budget for the General, Residential and Retail Groups reflect anticipated costs and contractor increases. The proposed budget includes the increase to the insurance premium and CPI adjustments as required.

Resolved: That the Administrative Fund budget, including the General levy, Residential and Retail levy be determined and approved.

Moved: Unit 109

Second: Unit G5

All in favour

MOTION CARRIED

17 Approval of Long Term Maintenance Fund Budget

The Long Term Maintenance Contribution is increased to fall in line with the LTM Report recommendation.

Resolved: That the Long Term Maintenance Fund budget be determined and approved.

Moved: Unit 302

Second: Unit 304

All in favour

MOTION CARRIED

18 Striking of Levies and Number of Levy Instalments

Resolved: That the operating budget shall be raised according to utility and/or ownership interest in Four instalment/s due for payment on the 1st of July 2022, 1st September 2022, 1st December 2022 and 1st February 2023. The Body Corporate Manager shall issue invoices not less than 30 days prior to the due date for each instalment.

Moved: Unit 302

Second: Unit 209

All in favour

MOTION CARRIED

19 Recovery of Body Corporate Levies, Penalty Interest Rates & Debt Administration Fees

Resolved: That Auckland Property Management Ltd be authorised to recover any unpaid levies or other outstanding expense items owed to the Body Corporate, through the Tenancy Tribunal or otherwise, and to levy interest at the rate of 10% per annum as provided for in Section 128 of the Unit Titles Act 2010 on any monies outstanding. All costs, debt administration fees and expenses involved in the recovery shall be charged against the defaulting proprietor in full. A lawyer appointed by the Committee, shall act as duly appointed agents for the Body Corporate, where required, for debt collection.

Moved: Unit 109

Second: Unit 302

All in favour
MOTION CARRIED

Auckland Property Managements levy collection process is as follows:

Owners will be notified by email to the email address recorded with Auckland Property Management of all levies and/or charges due. The same email address will be used for all notifications regarding the collection of money owed to the Body Corporate unless a request is made otherwise. If an owner does not have an email address, all correspondence will be posted to the postal address recorded with APM. It is the responsibility of the owner to ensure that APM is notified of any change to either email or postal addresses.

Levies are typically raised within 14 days of the Annual General Meeting unless otherwise instructed by the Chairperson of the body corporate. Our standard collection process for unpaid levies is detailed below:

- 30 days prior to levies being due, a levy notice is sent to advise owners of the levy instalment due. The due date for the first instalment can be sooner by resolution at the AGM.
- **Stage 1 debt recovery.** 10 days after the due date of the levy instalment, a reminder is sent that the levy instalment is past due. Interest at the rate of 10% per annum accrues from the due date.
- **Stage 2 debt recovery.** 40 days after the due date of the levy instalment, if payment is still outstanding, a final notice is sent to the registered owner. A debt administration fee of \$75.00 + GST is charged to the unit.
- **Stage 3 debt recovery.** 70 days after the due date of the levy instalment, APM will attempt to contact the owner by an alternative contact method. If contacting the owner is unsuccessful and/or payment is not forthcoming, a notice to commence legal action is served, notifying the owner that their file will be referred to our legal department for further action should payment not be received within seven days. A debt administration fee of \$150.00 + GST will be charged to the unit. Any legal costs incurred are payable by the registered owner.

The above process is to be used as a guide only and is subject to change depending upon individual requirements of the Body Corporate.

Subject to acceptance by the Body Corporate committee, the owner may request to pay the levy by instalments at an agreed payment plan. This will include interest at the rate of 10% per annum for any period where there are monies outstanding. Failure to meet obligations to the agreed payment plan will result in the debt recovery process commencing.

20 Covenant

Motion for Body Corporate 464974

Neil Properties Limited has agreed to transfer 29 principal unit car parks to 8 Nugent Street Precinct Society Inc (Society). These car parks, are part of DP 420899, will form part of the "Common Facilities" owned and managed by the Society in accordance with its constitution. This means that the car parks will be available for use as visitor car parking. Prior to the transfer, Neil Properties Limited will arrange for the registration of a covenant over the titles to the car park units being transferred for the benefit of Bodies Corporate 464974 and 495619. The covenant will require that the car parks are only used for visitor car parking by owners and occupiers of units on DPs 464974 and 495619. 11 Carparks will be noted as being for BC 464974.

The Unit Titles Act requires that when Land Covenants are registered over principal units or are for the benefit of a Body Corporate by being registered on the Supplementary Record Sheet for the Body Corporate the Body Corporate must pass the necessary resolutions which are attached.

In order to implement this arrangement, 8 Nugent Street Precinct Society Inc needs to amend its constitution to expressly provide for car parks as part of the "Common Facilities" and to allow the Society to own the car parks even though it is not a lot or unit owner. It also needs to pass a resolution agreeing to the transfer of the car park units. These resolutions are both special resolutions that require a 75% majority. The Bodies Corporate that will have the benefit of the covenant also need to pass their own special resolutions (75% majority) and complete the designated resolution to obtain the

benefit of the covenant.

The Society does not have to pay for the car park units, but will be responsible for all Body Corporate and Society levies and rates etc. from the settlement date.

Resolved by Special Resolution : Body Corporate 464974 resolves by special resolution under section 62(2)(b) of the Unit Titles Act 2010 to enter into a covenant over the principal units listed in the schedule below (being principal units on DP 420899) for the benefit of the common property of Body Corporate 464974 where the covenant shall provide that:

The unit owners for itself and its successors in title as registered owner of the Burdened Land hereby covenants with the body corporate for and on behalf of the body corporate and its successors in title as the registered owners of the common property and to take effect from the date of registration of this covenant as follows:

1 The unit owners covenant as follows:

1.1 That they shall not allow or permit the principal unit to be used for any purpose other than for visitor car parking for use by the members of the body corporate except as otherwise agreed by the committee of the body corporate .

2 Breach of covenant:

2.1 If there is any breach or non-observation of the covenant (and without prejudice to any other liability which the unit owner may have to any person having the benefit of these covenants) the unit owner will upon written demand being made by the body corporate, pay the body corporate as liquidated damages the sum of \$350 per day for every day that such breach of non-observation continues after the date on which written notice and demand has been made.

Moved: Unit 109
Second: Unit 211
All in favour

MOTION CARRIED

This is a designated resolution.

Schedule of principal units

Unit	DP	RT
573	420899	498433
574	420899	498434
575	420899	498435
576	420899	498436
577	420899	498437
578	420899	498438
579	420899	498439
580	420899	498440
581	420899	498441
582	420899	498442
583	420899	498443
552	420899	498412
553	420899	498413
554	420899	498414
555	420899	498415

556	420899	498416
557	420899	498417
558	420899	498418
559	420899	498419
560	420899	498420
561	420899	498421
562	420899	498422
563	420899	498423
564	420899	498424
565	420899	498425
566	420899	498426
584	420899	498444
585	420899	498445
586	420899	498446

Units 573-583 for BC 464974

Units 552-586 for BC 495619

21

General Business

Owners may wish to discuss items of a general nature.

A) Costs

Unit 202/Vincent Newby requested the BC to try and keep costs sustainable please, as the rise of inflation is biting down on households and we are going to feel the pinch. No additional costs please.

B) Security Caution

Unit 202/Vincent Newby advised owners to be vigilant as he believed that a few letter boxes have been damaged and broken into possibly?

The BM have not been notified or aware of damage to letterboxes or theft.

Gideon thanked the Body Corporate committee and Building Manager, for their support and assistance and thanked Donna for her effective administration and management of the Body Corporate.

Body Corporate Website:

At Auckland Property Management we try and be environmentally friendly so have put all your important documents relating to your body corporate online please visit <https://bodycorp.aucklandproperty.net/> to view these at any time. If you have forgotten your login details please contact your manager Donna Holroyd directly on the following email donna.holroyd@aucklandproperty.net and they will assist.

Donna Holroyd
Body Corporate Manager

CLOSURE: There being no further business, the chairperson thanked all those who had attended and declared the meeting closed at 06:40 PM.

Privacy Policy: In order for Auckland Property Management to provide services to the Body Corporate and assist the Body Corporate in meeting the requirements of the Unit Titles Act 2010 and Unit Titles Regulations 2011, we are required to collect and hold personal information. We do so in accordance with our Privacy Policy which is published on our website. Please see <https://www.aucklandproperty.net/auckland-property-management-privacy-policy/>



MINUTES OF THE ANNUAL GENERAL MEETING

BODY CORPORATE 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland 1023

The Annual General Meeting of Body Corporate 464974 was held at APM Offices, Level 2, Spartik House, 6 Edward Wayte Place on Tuesday, 02 May 2023 commencing at 06:00 PM.

Present:

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Apology	CLH Family Trust, Janice Choi & Yuen Lung Choi POSTAL VOTE
2	2	Apology	CLH Family Trust, Janice Choi & Yuen Lung Choi POSTAL VOTE
3	3	Yes	Arihant Properties Ltd, Gideon Geldenhuys & Vaibhav Talesara
4	4	Yes	Arihant Properties Ltd
5	5	Yes	Neil Properties Limited, James Rigg
6	6	Yes	Neil Properties Limited
7	7	Yes	Neil Properties Limited
8	AU8	Yes	Neil Properties Limited
12	104	Yes	Johnston, Deirdre Zoom
14	106	Yes	Akmal Fazleen Zoom
16	108	Yes	Welsie Properties Ltd, Daniel Wells Zoom
17	109	Yes	Carnoustie Family Trust, Dave Weir
21	202	Yes	Newby, Vincent
28	209	Yes	Cherie Buchanan
29	210	Yes	Glenys Knox
30	211	Yes	Julia Wood
34	304	Yes	Arihant Trust Ltd, Gideon Geldenhuys & Vaibhav Talesara
36	306	Yes	Mykonos Property Limited, Graeme Boag Zoom
37	307	Yes	Hector San Buenaventura Zoom
40	310	Yes	Shirley Wilmoth
42	401	Yes	Owens, Frear & Owens Nominees Ltd, Rachel Owens
43	402	Yes	Dreamtime Charters Limited, Catherine & Paul Wright
48	407	Yes	lily Liu Zoom
52	411	Apology	Darren Man-Yiu Tsang & Hoi Wing Agnes Yu Proxy -Gideon Geldenhuys
61	509	Apology	Dennis Chua Proxy -James Rigg

In attendance: Julie Armer & Wayne Brown, Vertical Building Management
Donna Holroyd, Body Corporate Manager, Auckland Property Management

Minutes:

1 Appointment of Chairperson for Meeting

Resolved: That [Donna Holroyd](#) be elected Chairperson of the meeting.

Moved: Unit 304

Second: Unit 6

All in favour

MOTION CARRIED

2 Proxies and Voting Papers

Resolved: That the following proxies and voting forms have been received.

Unit 1 & 2 -Postal Vote

Unit 411, in favour of Gideon Geldenhuys

Unit 509, in favour of James Rigg

Moved: Unit 109

Second: Unit 310

All in favour

MOTION CARRIED

3 Confirm Minutes of Previous Annual General Meeting

Resolved: That the minutes of the last meeting, held 16/5/2022 be confirmed as a true and accurate record of that meeting.

Moved: Unit 209

Second: Unit 109

All in favour

MOTION CARRIED

4 Election of Chairperson of Body Corporate

Resolved: That [Gideon Geldenhuys](#) be elected as Chairperson of the Body Corporate in accordance with Section (10)1 of the Regulations.

Moved: Unit 109

Second: Unit 6

All in favour

MOTION CARRIED

5 Committee Number & Quorum

Resolved: That until otherwise resolved by the Body Corporate in terms of the Unit Titles Act 2010, the Committee shall comprise of up to **8** members. The Committee shall meet and conduct business in accordance with the requirements of the Unit Titles Act 2010 and the Unit Titles Regulations 2011 not less than one time in each year. The quorum necessary for the transaction of the business of the Committee shall be **4**.

Moved: Unit 310

Second: Unit 304

All in favour

MOTION CARRIED

6 Election of Committee

Resolved: That the following nominees be elected to the Committee.

Gideon Geldenhuys
Sinead Johnston
Glenys Knox
Dave Weir
Darren Tsang
Vaibhav Talesara

Moved: Unit 6
Second: Unit 211
All in favour

MOTION CARRIED

7 General Delegation of Powers and Duties

(a) Resolved: That the Body Corporate shall indemnify the Committee and the Chairperson, for any liability incurred by either, in respect of any matter undertaken in good faith by them in exercise of their delegated powers for the Body Corporate, in terms of the Unit Titles Act 2010 ("the Act"). Without limitation to the above, the Body Corporate shall indemnify the Chairperson and/or the Committee for any liability incurred in respect of any certificate given in good faith under Section 147(3) (b) of the Act.

Moved: Unit 209
Second: Unit 211
All in favour

MOTION CARRIED

(b) Resolved (by special resolution): That the duties of the Body Corporate Chairperson as set out in Regulation (11)1, sub-paragraphs (a) to (m) inclusive of the Unit Titles Regulations 2011 be delegated to the Committee.

Moved: Unit 209
Second: Unit 211
All in favour

MOTION CARRIED

(c) Resolved (by special resolution): That, in accordance with the provisions of Section 108(1) of the Unit Titles Act 2010, all the powers and duties of the Body Corporate be delegated to the Body Corporate Committee, save those powers reserved to the Body Corporate by Section 108(2).

Moved: Unit 209
Second: Unit 211
All in favour

MOTION CARRIED

8 Nugent Precinct Representative

8 Nugent Street Precinct Society Incorporated

Explanation: The various owners within Body Corporate 464974 are required pursuant to the Encumbrance 9231567.9 registered on the various Records of Title for the Units to be members of 8 Nugent Street Precinct Society Incorporated. Due to the number of owners within the Body Corporate it has been agreed it would be appropriate for the Body Corporate to represent the owners in respect of the 8 Nugent Street Precinct Society Incorporated and for the Body Corporate Committee to appoint a representative to the 8 Nugent Street Precinct Society Incorporated Committee.

The current appointed representative is Vaibhav Talesara (Dr V) and he is happy to continue in this role.

Resolved: that the Body Corporate shall represent the owners within the Body Corporate in respect of the 8 Nugent Street Precinct Society Incorporated and the Body Corporate Committee shall appoint a representative to the 8 Nugent Street Precinct Society Incorporated Committee.

Moved: Unit 5
Second: Unit 109
All in favour
MOTION CARRIED

9 Re-Appointment of Body Corporate Manager

Gideon thanked Donna on behalf of the Body Corporate for the efficient administration of the Body Corporate.

Resolved: That the Body Corporate re-appoint Auckland Property Management Ltd as Manager for the following year to carry out the duties delegated to the Committee in terms of Section 108(2) of the Unit Titles Act 2010 and Regulation 11(1) of the Unit Titles Regulations 2011.

Moved: Unit 109
Second: Unit 304
All in favour
MOTION CARRIED

10 Re-Appointment of the Site Manager & Common Maintenance

Resolved: That the Body Corporate Committee has the responsibility to reappoint the Building Manager or replace the Building Manager as required to ensure the smooth running of the building.

Moved: Unit 109
Second: Unit 304
All in favour
MOTION CARRIED

Common Area/Site Manager -Vertical Building Management Report.

The Report from Vertical Building Management circulated with the Agenda documents was taken as read.

Julie gave a brief update of the report and common maintenance currently proceeding. Julie noted that they are currently still investigating the unit that is having water ingress from the window, as referred to in the report. This appears to be caused from misalignment of the original installation of the window. The paint bubbling is to be actioned. This will be scraped back, filled and repainted.

There were no queries for owners.

Gideon thanked Julie and Wayne for their prompt and effective management of the Building.

11 Insurance Discussion

The Manager advised that the renewal quotes have not as yet been received from the Insurance Broker, however the broker has advised a potential increase of 15-20% to the premium.

(a) Resolved: That the renewed insurance policies for the period **31/5/2022-31/5/2023** be confirmed.

Moved: Unit 5
Second: Unit 109
All in favour
MOTION CARRIED

(b) Resolved: That the Committee of the Body Corporate or the Body Corporate Manager be authorised to obtain quotations and renew the insurance policies for the coming year. The Body Corporate shall consider the need for insurance cover for:

- (i) The building and other site improvements;
- (ii) Loss of rents; Alternative Accommodation
- (iii) General Liability;
- (iv) Statutory Liability; and
- (v) Association Liability/ Office Bearers' cover

Moved: Unit 5

Second: Unit 109

All in favour

MOTION CARRIED

Managers Note:

Owners are asked to ensure they are familiar with the cover in place and the terms of this cover. These details can be found on <https://bodycorp.aucklandproperty.net/> under the insurance folder, including a claim form.

12 Approval of Financial Statements

The BC Manager tabled the Annual Reports that were circulated with the Agenda and noted that the Net Assets as shown in the Balance Sheet at financial year end in the General Group amounted to \$283,257.67. Net Assets in the Residential Group amounted to \$10,321.60 and Net Assets in the Retail Group amounted to \$7,186.06.

The Income and Expenditure Statement shows the expenses incurred against the approved budget. In the Administrative Fund, the expenses incurred in the General Group amounted to \$198,025.21. The closing balance/contingency at year end in the General Group was a total of \$6,769.23.

The expenses incurred in the Residential Group amounted to \$50,775.85. The closing balance/contingency at year end in the Residential Group was a total of \$10,321.60.

The expenses incurred in the Retail Group amounted to \$30,663.16. The closing balance/contingency at year end in the Residential Group was a total of \$7,186.06.

The Long Term Maintenance fund did not incur expenses during the year and had a closing balance at year-end of \$276,488.44.

The Manager advised that all transactions are recorded in the Detailed Expenses Report for transparency and owners information.

Resolved: That the Financial Statements prepared by the Body Corporate as a non-reporting entity, which include the Statements of Income and Expenditure and Assets and Liabilities for the year ended 31/03/23, be approved.

Moved: Unit 5

Second: Unit 211

All in favour

MOTION CARRIED

13 Appointment of Auditor - If Required

Resolved (by special resolution): That in accordance with Section 132(8) of the Unit Titles Act 2010, no audit, review or verification is required on the financial statements for the previous financial year.

Moved: Unit 109

Second: Unit 211

All in favour

MOTION CARRIED

Managers note:

If the above motion fails, then the Committee will arrange an audit of the financial statements for the previous financial year as per Section 132 of the Unit Titles Act and an agreed figure for the audit will be added to the Administrative Fund budget.

Auckland Property Management adopts the Best Practice model in relation to Financial Management:

- i) Auckland Property Management Ltd advises that as part of our internal controls and procedures, all transactions are made through the Trust account of the Manager and are subject to a quarterly audit.*
- ii) Auckland Property Management Ltd is a strong advocate of Industry Best Practice and promotes good governance principles in relation to financial management and reporting.*

14 Discussion of Long Term Maintenance Plan

Wayne (Vertical) advised that the interior corridors are due to be repainted and this will proceed in the upcoming period.

Resolved: That the Committee shall arrange a formal review of the Long Term Maintenance Plan in accordance with the requirements of Regulation 30 (2) of the Unit Titles Regulations 2011.

Moved: Unit 209

Second: Unit 109

All in favour

MOTION CARRIED

15 Health & Safety

Health & Safety Report

Resolved: That the Body Corporate monitors, reviews and updates the Hazard Register on file to ensure any hazards identified are removed or minimized and that any new hazards that may have occurred during the year are noted and attended to.

Moved: Unit 211

Second: Unit 401

All in favour

MOTION CARRIED

Managers Note:

All owners are required under the Act to ensure they have read and understand the Health & Safety report and have supplied a copy to any tenants, visitors or contractors to ensure they are aware of any hazards onsite.

16 Approval of Administration Fund Budget

Gideon (Chair) noted that the proposed budget has been reviewed by the Committee. The budgets proposed are adjusted by CPI and based on expenditure incurred over the previous year and anticipated expenditure in the coming period, with a realistic contingency/buffer in place for unanticipated expenses.

The Administrative Fund Levy is proposed to increase this year for the General Group, due to the anticipated increase of the Insurance Premium, the inclusion of a Long Term Maintenance Plan budget, inclusion of the Electrical Thermographic survey (to be actioned every two years) and an increase to the General Repairs budget to reflect expenditure incurred last year.

There is no levy increase/change for the Residential and the Retail Group has a small increase to the Levy to reflect cost increases expected.

Resolved: That the Administrative Fund budget be determined and approved.

Moved: Unit 109

Second: Unit 209

All in favour

MOTION CARRIED

17 Approval of Long Term Maintenance Fund Budget

Gideon advised that the Long Term Maintenance Levy has an increase as recommended in the Long Term Maintenance Plan.

Resolved: That the Long Term Maintenance Fund budget be determined and approved.

Moved: Unit 310

Second: Unit 211

All in favour

MOTION CARRIED

18 Striking of Levies and Number of Levy Instalments

An owner queried the earlier instalment dates. The Manager advised that the instalments have been brought forward so that the BC has funds available for the insurance premium which falls due at the end of May 2023.

Resolved: That the operating budget shall be raised according to utility and/or ownership interest in 4 instalment/s due for payment on the 1st of **June 2023, 1st August 2023, 1st December 2023 and 1st February 2024**. The Body Corporate Manager shall issue invoices approximately 30 days prior to the due date for each instalment.

Moved: Unit 310

Second: Unit 106

All in favour

MOTION CARRIED

19 Recovery of Body Corporate Levies, Penalty Interest Rates & Debt Administration Fees

Resolved: That Auckland Property Management Ltd be authorised to recover any unpaid levies or other outstanding expense items owed to the Body Corporate, through the Tenancy Tribunal or otherwise, and to levy interest at the rate of 10% per annum as provided for in Section 128 of the Unit Titles Act 2010 on any monies outstanding. All costs, debt administration fees and expenses involved in the recovery shall be charged against the defaulting proprietor in full. A lawyer appointed by the Committee, shall act as duly appointed agents for the Body Corporate, where required, for debt collection.

Moved: Unit 5

Second: Unit 109

All in favour

MOTION CARRIED

Auckland Property Managements levy collection process is as follows:

Owners will be notified by email to the email address recorded with Auckland Property Management of all levies and/or charges due. The same email address will be used for all notifications regarding the collection of money owed to the Body Corporate unless a request is made otherwise. If an owner does not have an email address, all correspondence will be posted to the postal address recorded with APM. It is the responsibility of the owner to ensure that APM is notified of any change to either email or postal addresses.

Levies are typically raised within 14 days of the Annual General Meeting unless otherwise instructed by the Chairperson of the Body Corporate. Our standard collection process for unpaid levies is detailed below:

- 30 days prior to levies being due, a levy notice is sent to advise owners of the levy instalment due. The due date for the first instalment can be sooner by resolution at the AGM.*
- **Stage 1 debt recovery.** 10 days after the due date of the levy instalment, a reminder is sent that the levy instalment is past due. Interest at the rate of 10% per annum accrues from the due date.*
- **Stage 2 debt recovery.** 40 days after the due date of the levy instalment, if payment is still outstanding, a final notice is sent to the registered owner. A debt administration fee of \$110.00 + GST is charged to the unit.*

- **Stage 3 debt recovery.** 70 days after the due date of the levy instalment, APM will attempt to contact the owner by an alternative contact method. If contacting the owner is unsuccessful and/or payment is not forthcoming, a notice to commence legal action is served, notifying the owner that their file will be referred to our legal department for further action should payment not be received within seven days. A debt administration fee of \$220.00 + GST will be charged to the unit. Any legal costs incurred are payable by the registered owner.

The above process is to be used as a guide only and is subject to change depending upon individual requirements of the Body Corporate.

Subject to acceptance by the Body Corporate committee, the owner may request to pay the levy by instalments at an agreed payment plan. This will include interest at the rate of 10% per annum for any period where there are monies outstanding. Failure to meet obligations to the agreed payment plan will result in the debt recovery process commencing.

20 General Business

Owners may wish to discuss items of a general nature.

Owner (Unit 401) queried the Led lights that require replacement within the units and if supplies can be acquired. This is not a Body Corporate issue as within the unit, however Dr V will try and assist and contact electrician regarding this issue for owner.

Wayne noted that the he has repaired the broken tile by the letterboxes.

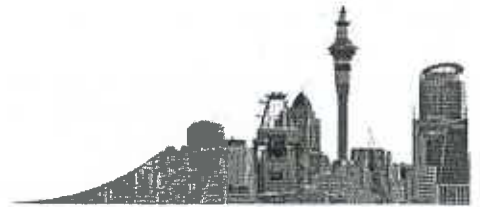
Body Corporate Website:

At Auckland Property Management we try and be environmentally friendly so have put all your important documents relating to your body corporate online please visit <https://bodycorp.aucklandproperty.net/> to view these at any time. If you have forgotten your login details please contact your manager Donna Holroyd directly on the following email DonnaH@apm.kiwi and they will assist.

Donna Holroyd
Body Corporate Manager

CLOSURE: There being no further business, the chairperson thanked all those who had attended and declared the meeting closed at 06:45 PM.

Privacy Policy: In order for Auckland Property Management to provide services to the Body Corporate and assist the Body Corporate in meeting the requirements of the Unit Titles Act 2010 and Unit Titles Regulations 2011, we are required to collect and hold personal information. We do so in accordance with our Privacy Policy which is published on our website. Please see <https://www.aucklandproperty.net/auckland-property-management-privacy-policy/>



COMMITTEE MEETING

BODY CORPORATE 464974

Building A

8 Nugent Street - Building A, Grafton Auckland 1023

Committee Meeting for your Body Corporate will be held as detailed below:

Venue: Neil Properties, Level 3, Building B
Date: Monday 12th April 2021
Time: 06:00 PM

In attendance:

Unit #	Attendance	Committee Member Name
5	Yes	James Rigg
4	Yes	Gideon Geldenhuys
101	Yes	Dave Hall
109	Apology	Dave Weir
110	Apology	Lauren Ainsworth
210	Yes	Glenys Knox
302	Yes	Richard Speer
304	Yes	Dr V
411	Yes	Darren Tsang

Wayne Brown and Julie Armer, Building Managers, Vertical Building Management
Donna Holroyd, Body Corporate Manager, Auckland Property Management

MINUTES

James opened and Chaired the meeting.

The Financial reports and proposed budget were circulated to the Committee prior to the meeting for Committee review and consideration of further adjustments.

The Building Managers Report was circulated to Committee members prior to the meeting.

1. Review Financial Reports & Proposed Budget

James tabled the Proposed Budget.

James and committee reviewed the actual expenditure as compared to the budget set for the year for the Groups -General, Residential and Retail and the position at year end/closing balance.

The Committee discussed budget items that could be adjusted or reduced in the proposed budget.

The General Group Admin Budget was reviewed.

James noted the proposed increase to the Administration fee. The Precinct contribution must be increased due to the increased levy as agreed at the Precinct Meeting and resolution of the Precinct Budget.

The Manager has received indicative insurance premium figures and the lined item will be increased accordingly.

The valuation budget was decreased to match anticipated cost.

A fire evacuation budget was included as required.

The WOF budget was increased to match expected cost.

Electricity budget was increased due to anticipated expenditure.

All other items remained the same.

LTMF Budget was reviewed. James advised that the Long Term Plan has been formally reviewed by WSP and has recommended increase to the levy from current levy \$ 34,800.00 to \$69,600.00. The LTMF levy had not increased last year. This is a substantial increase and the Committee noted that some costs would be addressed through the general maintenance schedules. The Committee agreed that the levy should be increased in a staged approach by 1/2 of the difference between the recommended levy (as per LTM Plan) and the current levy. This amounts to \$52,200.00

The Residential Group Budget was discussed.

The cleaning , ventilation, lift contract, and rubbish removal budgets were increased to reflect previous expenditure.

The committee agreed that the levy could be kept constant/same as last year (\$43,750.00) and the extra expenditure be absorbed by the contingency/surplus of the previous year.

The Retail Group was considered. The Cleaning budget was decreased to reflect previous cost. The water expenditure was very high and over budget. The budget will be increased, however the manager was requested to investigate the water care billing and meters that are relevant to the Retail units in the coming period. The levy will be kept constant/same as last year at \$23,500.00.

There are still a few year-end adjustments/accruals necessary prior to finalizing the accounts. James noted that due to the difficult situation/COVID the levy was kept constant last year but the General Admin Levy and the LTMF Levy will need to increase this year due to anticipated expenditure.

All Committee agreed with this recommendation.

Resolved: The levies to be raised for the ;
General(Admin) be increased by \$10,000.00 to \$185,000.00.

The LTM Contribution Levy be increased by 1/2 the difference between the LTMF recommended contribution and the current levy in a staged approach.

Residential and Retail should be kept constant/ the same as the previous financial period.

All in favour

MOTION CARRIED

2. Building Managers Report

Julie gave an overview of the report.

Julie noted that the BM has had complaints about barking dogs and requested instruction as to approach about this issue. It was agreed that the Manager will forward a list of the current approved pets that are on file and the BM will investigate any additional pets. A reminder will be sent to all owners about the formal approval process required to keep a pet. Owners of pets are reminded to be considerate of their neighbours and note the Body Corporate Rule that all owners are entitled to quiet enjoyment of the property.

Glenys noted the full/overflowing recycling bins. Julie will investigate if an extra bin is required for recycling. Dr V advised that the lights in the retail toilet area are not bright, Wayne noted that these will be investigated and lights are being replaced with LED bulbs which will improve the brightness.

James and the Committee extended their thanks to the Building Managers, Wayne and Julie.

3. Committee - Next Period

James queried if the current committee are willing to stand for the upcoming financial year.
All current Committee are willing to continue as Committee Members for the upcoming period.

James advised that he will be standing down in his role as Body Corporate Chair and recommended Gideon for nomination for Chairman. James has been corresponding with Gideon on chair issues over the year with the intention of this handover and getting Gideon up to speed with the Chairman role.

All Committee members present extended their thanks to James for his contribution as chair over the years and appreciated and supported Gideon's nomination.

James thanked Committee, and Manager for attending.

Donna Holroyd

Senior Body Corporate/Residents Association Manager

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:15 PM.

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COMMITTEE MEETING

BODY CORPORATE 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland 1023

Venue: ZOOM
Date: Wednesday, 23 March 2022
Time: 06:00 PM

Attendance

Unit #	Owner Name	In attendance
4	Vaibhav Talesara (Dr V)	Yes
101	Dave Hall	Yes
109	Dave Weir	Yes
205	Sinead Johnston	No
210	Glenys Knox	Yes
302	Richard Speer	Yes
304	Gideon Geldenhuys	Yes
411	Darren Tsang	Yes

Present: Julie Armer and Wayne Brown , Vertical Building Management
Donna Holroyd, Auckland Property Management

MINUTES

Gideon opened the meeting and welcomed committee members, Building Managers, Julie and Wayne, and BC Manager, Donna

1. Appointment of Chairperson for the meeting.

Gideon was appointed Chair of the meeting.

2. Review Financial Reports & Proposed Budget

Interim Financial Statements -Donna gave a brief Review of the Financial position

Net Assets as shown in the Balance Sheet as at 15/3/22 in the General Group amounted to \$231,915.46.(\$10,561.15 Admin & \$221,354.31 LTM account).

Net Assets in the Residential Group amounted to \$30,002.93 and Net Assets in the Retail Group amounted to a deficit of \$32,387.66.

The Income and Expenditure Statement shows the expenses incurred against the approved budget. The item over budget in the General Group is the fire protection due to the one off Compliance Schedule amendment (\$1,960.00). The closing balance/contingency in the General Group was a total of \$10,561.15

The expenses incurred in the Residential Group amounted to \$29,513.96. This includes the credit in the water account budget of \$23,216.78 The closing balance/contingency at present in the Residential Group was a total of \$30,002.93.

The expenses incurred in the Retail Group amounted to a deficit of \$32,387.66. This includes the high water account of \$39,797.89.

Donna advised that the water meters have been under investigation with Direct Control and Watercare technicians meeting onsite to reconcile meters, which seem to be giving inaccurate readings and/ incorrect allocation to groups-residential and retail/commercial.

A wash-up/adjustment to the financials will be required following investigation and correcting of meters. The Long Term Maintenance fund incurred expenses of \$8,464.00 and has a current closing balance of \$221,354.31.

The Manager advised that all transactions are recorded in the Detailed Expenses Report for transparency and owners information.

Gideon noted the following journal adjustments;

Rubbish Removal to be allocated to Residential Group.

Lift expense in Residential to be allocated to Lift Maintenance budget GL 170201

Cleaning - portion to be transferred to Retail Group for Feb(incorrectly allocated to Residential Group)

Gideon suggested that the Fire Security costs for replacement battery (16/8/21) and the defective siren replacement(23/8/21) be allocated to LTMF. Committee agreed and Donna will proceed with adjustment in financials.

Proposed Budget

General Group

Donna noted the proposed adjustments;

Admin fee and BM salary have increased by CPI.

Premium increased by 10%. This is a suggested/estimated increase.

Valuation included in budget, as falls due.

Fire protection increase -contractor costs increase.

Gideon noted that the Roof anchor points budget has been included twice -this will be corrected.

The Precinct levies may increase, this can be added to the budget prior to sending with Agenda documents for AGM.

Committee agreed that the General Admin Levy requires to be increased due to anticipated expenses in the coming year.

The Committee agreed to the proposed total levy of \$200,000.00 (from \$185,000.00 -2021)

Residential Group

Committee will await further water meter reconciliation.

Gideon recommended an increase to the Lift Contract budget to \$14,000.00

Committee agreed to the necessity to increase the Residential levy to cover anticipated expenditure to a Total of \$55,000.00 (from \$43,750.00) and maintain a buffer/surplus for unexpected expenditure.

Retail Group

Committee will await further water meter reconciliation.

No lined budget changes

Committee agreed to the increase of the Total levy to \$27,500.00 (from \$23,499.92)

LTM Group

The manager noted that the recommended contribution in the LTM Report was \$69,600. Committee discussed and agreed that due to other levy increases, the proposed increase to \$60,000.00 was sufficient this year.

3. AGM minutes 2021

No comment/issues

4. Committee/Chair Nominations for AGM

Gideon is happy to stand again for the role as Chairman -thanked by committee members

Committee members present all willing to stand again.

Dave Weir will submit nominations to the BC Manger when notice is sent out.

5. Building Managers Report

Taken as read.

Julie noted the issue of residents using the common area /downstairs toilets and more consumables used for these toilets. Vertical to monitor if budget requires increasing for consumables and to advise Residents of use. The lights are being changed to LEDs as they need replacing.

Darren recommended that the lift lights we changed to a warm white , to match the other lights in the entrance. The BM will request KONE to do this , if possible, when the lights need replacing.

The water egress through window of Unit 307 is still ongoing. BM awaits contractor report on the issue.

Glenys advised that there was a problem with the window of another unit approx. 5 -7 years ago. The BM will investigate if this unit had a similar issue to the current problem.

Julie and Wayne have no further items to raise.

Gideon thanked Julie and Wayne for their excellent service to the Body Corporate.

6. H&S Report

Nothing outstanding -the 2019 Report -all items have been actioned.

Wayne will check if the Report can be updated to reflect the update

7. LTMP Review

Report completed June 2020. Formal report due every 3 years - due June 2023

8. Insurance

Renewed valuation been instructed.

Awaiting insurance quotes for renewal 31/5/2022 to 31/5/2023.

Budget includes a 10% increase

9. Maintenance Items

No further items

10. Agenda items to include for AGM

The Resolution for the covenant for carparks will be added again to the Agenda for this year's AGM in order to give the full notice period.

The Body Corporate will share the 29 carparks with Body Corporate BC 495619. The Carparks are to be owned by the Nugent Precinct Society.

The Body Corporates will be responsible for the levies and council rates of their share of the carparks (11).

Glenys advised that the Body Corporate is required under the consent to have a required number of visitor carparks. These are being gifted to the Body Corporate by Neil Properties (the developer)

11. General Business

No further business.

Gideon thanked all attendees .

on behalf of the Chairman of the Body Corporate

Donna Holroyd

Senior Body Corporate/Residents Association Manager

PH 09 638 2560 | M 021 528 588

CLOSURE: There being no further business, the chairperson declared the meeting closed at 0700 PM.



MINUTES OF COMMITTEE MEETING

464974

Building A

Building A, 8 Nugent Street - Building A, Grafton Auckland 1023

The Committee Meeting for your Body Corporate was held as detailed below:

Venue: ZOOM
Date: Tuesday, 21 March 2023
Time: 06:00 PM

ATTENDANCE :

Unit #	Owner Name	In attendance
4	Vaibhav Talesara (Dr V)	Yes
109	Dave Weir	Yes
205	Sinead Johnston	No
210	Glenys Knox	Yes
304	Gideon Geldenhuys	Yes
411	Darren Tsang	Yes

PRESENT : Wayne Brown & Julie Armer, Vertical Building Management
Donna Holroyd, APM, Body Corporate Manager

MINUTES:

1 Appointment of Chairperson for the Meeting
Gideon was appointed Chair of the meeting.

2 Minutes of Previous Meeting/AGM 2022
Resolved: The AGM 2022 minutes were a true and accurate recording of that meeting.

All in favour

3 Conflict of Interest
No Conflict of interest recorded.

4 Review Financial Reports and Proposed Budget
Interim Financial Statements -Donna gave a brief review of the financial position

Net Assets as shown in the Balance Sheet as at 28/2/23 in the General Group amounted to \$304,789.41(\$27,992.00 Admin & \$276,485.07 LTM account).

Net Assets in the Residential Group amounted to \$28,106.15 and Net Assets in the Retail Group amounted to a deficit of \$3,111.70.

The Income and Expenditure Statement shows the expenses incurred against the approved budget.

The item over budget in the General Group is the carpark lined item which is due to the increase in the visitor carparks levies and rates now being paid by the Body Corporate (was previously paid by Neil Properties). The Office expense lined item is for the BM office rates and levies which has been added to the budget.

Gideon noted a few items incorrectly allocated to the general group, to be moved to the Residential and Retail Groups, including sanitary service cleaning for Retail Group and intercom charges and corridor carpet cleaning to be allocated to Residential Group. Donna advised that a few adjustments are required where items have been incorrectly allocated, and confirmed these will be done prior to financial year end.

The Residential Group has a large credit in the water lined item as the oncharges to owners from the read water meters do not reconcile with Watercare invoicing.

Donna advised that the water meters have been under investigation with Direct Control and Watercare technicians meeting onsite to reconcile meters, which seem to be giving inaccurate readings and/ incorrect allocation to groups-residential and retail/commercial.

A wash-up/adjustment to the financials will be required following investigation prior to financial year end.

The Long Term Maintenance fund as not incurred any expenses this year and has a current closing balance of \$276,485.07.

The Manager advised that all transactions are recorded in the Detailed Expenses Report for transparency and owners information.

Proposed Budget

General Group

Donna noted the proposed adjustments;

Admin fee and BM salary have increased by CPI.

Premium increased by 15%. This is an estimated increase following Broker indication and anticipated increase.

Valuation included in budget, as falls due in the coming financial year.

The precinct Levy will remain the same as resolved by the Precinct committee.

The LTM review is included in the budget ,which is due in the coming year. The budget will be reduced to reflect the quote now received. The Committee agreed to a desktop review by WSP rather than onsite, cost \$1,300.00.

The Committee agree that a Thermographic survey of electrical boards should be included to the budget, but input at half the cost as will be actioned every second year, as recommended by Wayne.

Donna noted that further expenses will be incurred in the last month of the financial year and the proposed levy increase may have to be reassessed after year end. Donna will send year end financials to the committee, for any further required changes to the proposed budget.

Committee agreed that the General Admin Levy requires to be increased due to anticipated expenses in the coming year.

The Committee agreed to the proposed total levy of \$210,000.00 (from \$200,000.00 - in 2022)

Residential Group

Committee agreed to keep the Residential levy the same as the year before(2022) Total of \$55,000.00.

Retail Group

Committee agreed to keep the Retail levy the same as the year before(2022) Total of \$27,500.00.

LTM Group

The Lift phone upgrade is required. All copper lines are being replaced . This will be a cost of \$8,000.00 to be allocated to the LTM fund.

Julie noted that internal/corridor painting is due and replacement of emergency lights.

Gideon noted that the recommended contribution in the LTM Report was higher than currently being raised in the LTM fund.

The Committee discussed and agreed that the LTM levy should increase to \$68,000.00

5 Building Manager's Report

The BM, Vertical Building Management Report was sent out prior to the meeting and taken as read. Julie gave a brief review of the report and noted the outstanding maintenance of 3 apartment's windows (different issues) as recorded in the report. The BM has now managed to get a time for a contractor to investigate further and repair.

Julie and Wayne noted that the corridors are due for painting and a quote will be received.

The Emergency lights are due for replacement, this will be actioned by the BM.

Gideon thanked Wayne and Julie on behalf of the committee for their efficient management of the building.

6 Maintenance Items

- Lift phone upgrade -quote attached

All copper lines phone lines for the lift, are to be unusable in the near future and a quote of approximately \$8k has been received from Otis for the upgrade of the lift phone(cellular gateway). This quote is approved by committee.

7 H & S Report - discussion points

Vertical Building Management (Wayne and Julie) advise all H & S items are updated as per report. They monitor any potential new hazards and will advise committee should anything arise.

8 LTMP Review

The LTM desk top review by WSP has been approved by committee. The Review is to proceed in the new financial year.

Vertical Building Management in conjunction with committee will add any required/recommended maintenance to the report as is necessary.

Long Term Maintenance items to be actioned, as discussed above;
- including internal painting, emergency lights and Lift phone upgrade.

9 Insurance

Donna had circulated email from the Broker with agenda documents. The Broker has indicated the premium increase to be between 10 -20%. An increase of 15% has been included to the proposed budget.

Donna hopes to receive the confirmed quote/insurance figures prior to the Agenda documents being circulated.

10 Committee / Chair Nominations for AGM

Gideon advised that he is happy to be nominated as Chair for a further year. The Committee extended their thanks to Gideon.

Dr V will continue as the Precinct representative.

All committee members are happy to be nominated and restand for committee in the coming year.

11 Agenda Items to include for AGM

Donna noted that the Insurance premium is due in May. This is a large expense and results in a cash flow deficit. Donna recommended that the Levy instalments be changed to cover this deficit. It would be preferable to raise the levies in 3 instalments, rather than 4. The Committee discussed and agreed to keep 4 instalments this year and bring them a month forward, and advise owners at the AGM that the intention is to change to 3 instalments in 2024.

12 General Business

No further items discussed.

The Chair, Gideon, thanked all members, Julie and Wayne and Donna for their attendance.

on behalf of the Body Corporate Chairman
Donna Holroyd
Body Corporate Manager
Mob: 021 528 588
Email: DonnaH@apm.kiwi

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:00 PM.

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BODY CORPORATE 464974

8 Nugent St

1-45546.66

File No

31 October 2019

Plan prepared

8 June 2020

Plan updated

This LTMP is required to be updated by

8 June 2023

15 YEAR LONG TERM MAINTENANCE PLAN

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Financial Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	
8 Nugent St	6,805	51,488	-	85,563	-	83,834	-	11,305	198,089	75,299	2,160	80,584	-	590,711	6,805	1,192,643

TOTAL	6,805	51,488	-	85,563	-	83,834	-	11,305	198,089	75,299	2,160	80,584	-	590,711	6,805	1,192,643
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Existing accumulated LTMP fund	149,214	No of years covered	15	Averaged annual provision	79,510
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Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Financial Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Proposed provision for LTMP Fund	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600	69,600
Maintenance expenditure	6,805	51,488	0	85,563	0	83,834	0	11,305	198,089	75,299	2,160	80,584	0	590,711	6,805
Accumulated provision	212,009	230,121	299,721	283,758	353,358	339,124	408,724	467,019	338,530	332,831	400,271	389,287	458,887	-62,224	571

Contingency provision 10.00%

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Financial Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Recommended contingency sum	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Maintenance expenditure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accumulated provision	8,000	16,000	24,000	32,000	40,000	48,000	56,000	64,000	72,000	80,000	88,000	96,000	104,000	112,000	120,000

Inflation 0.00% per annum

Included GST 0.00%

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Financial Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Inflation provision	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Accumulated provision	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note The proposed provision for the LTMP fund may vary once the existing funds are added.

BODY CORPORATE 464974

File No

1-45546.66

15 YEAR LONG TERM MAINTENANCE PLAN

The property was surveyed by Opus on 27 March 2015. The area(s) surveyed were those identified as and/or believed to be common area(s).

All information included in this document is based upon this visual survey as at this date.

This update in June 2020 is based solely on information provided by the Body Corporate representative.

This plan has been created for the benefit of BODY CORPORATE 464974 for the purpose of providing budget information and a guideline to the future Long Term Maintenance (capital asset replacement) requirements of the property.

Maintenance requirements are derived on provision of asset replacement on a 'like for like' basis. No allowance has been made for any capital improvements such as structural strengthening with respect to earthquake or other as may be required in future. No allowance has been made for potential additional replacement costs associated with heritage assets - unless explicitly noted within the plan. No allowance has been made for building consents.

Asset Lifecycles are taken from New Zealand Asset Management Support (NAMS) guidelines, manufacturer's information (where available) or otherwise by using the experience of the audit team with respect to asset performance.

Budgetary financial information pertaining to cost and unit rates is taken from QV Costbuilder latest online version

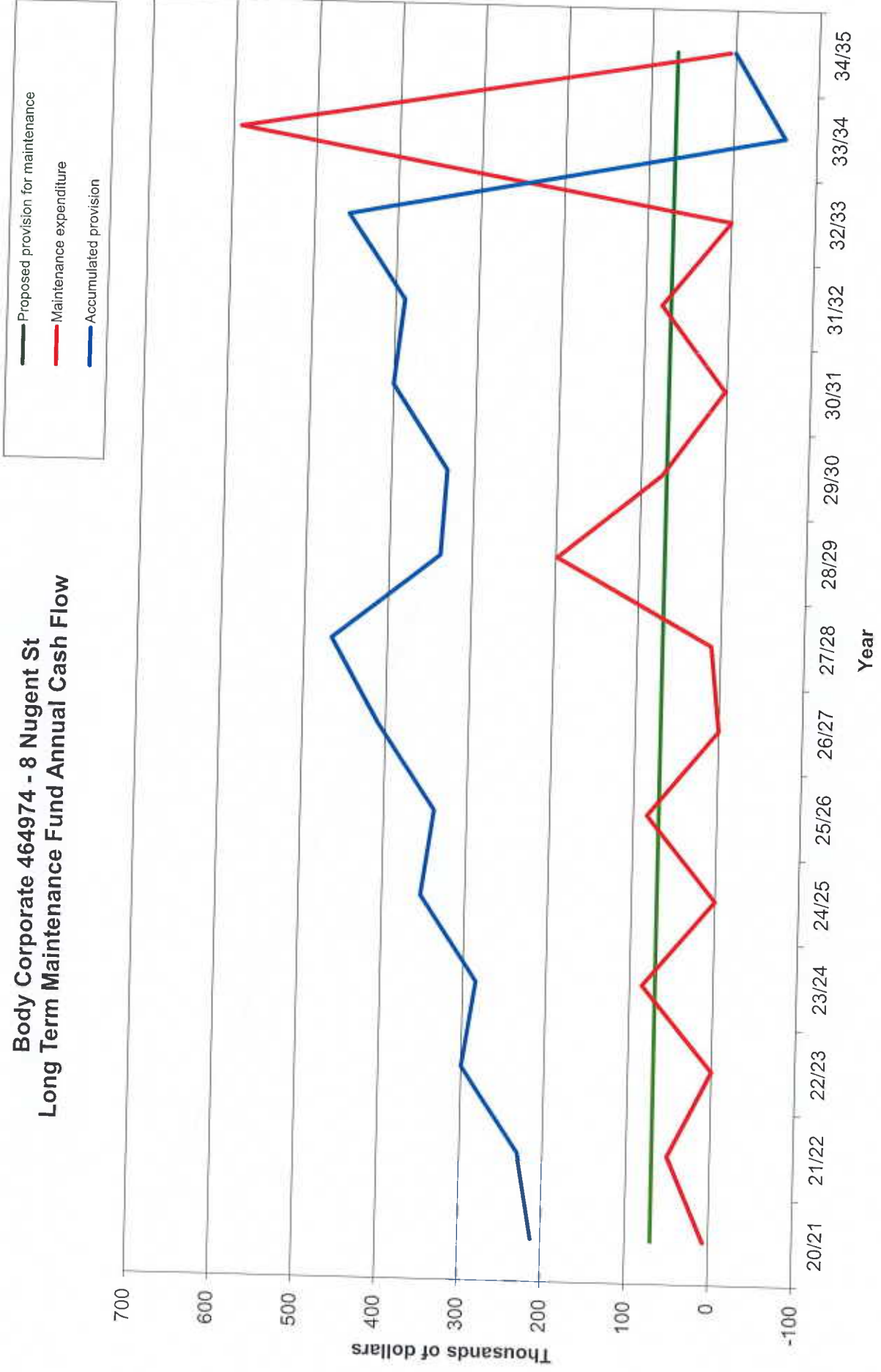
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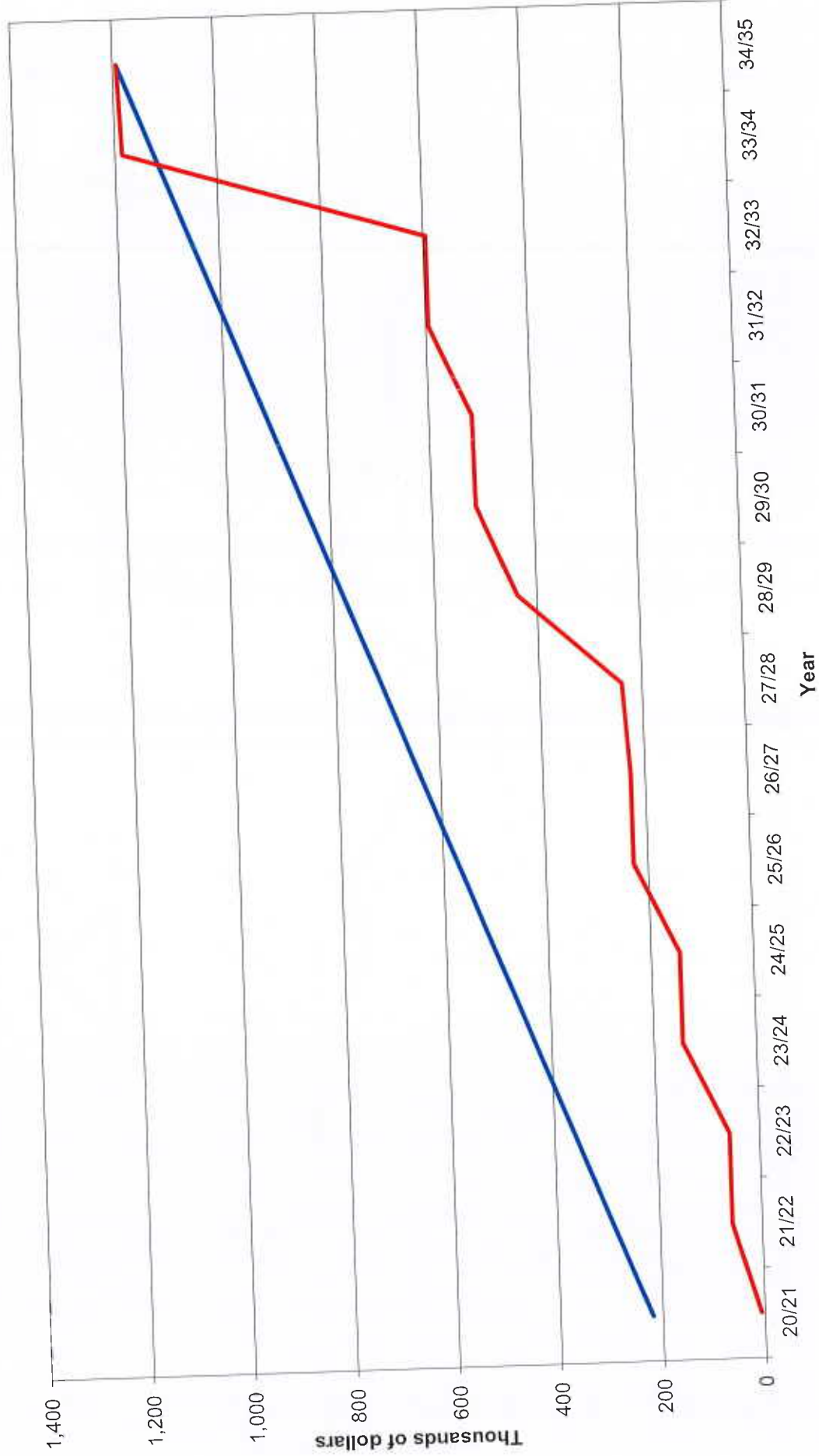
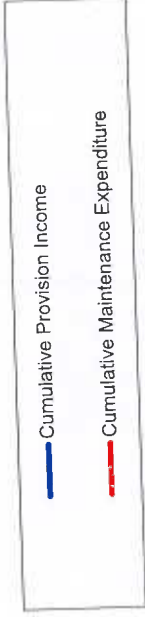
All enquiries regarding the information included in the plan are to be directed to:

Liz Sampson
Maintenance Planning Consultant, Property Services
WSP
100 Beaumont St
Auckland
Telephone: (09) 355 9541
Facsimile: (09) 355 9583
Liz.Sampson@wsp.com

**Body Corporate 464974 - 8 Nugent St
Long Term Maintenance Fund Annual Cash Flow**



**Body Corporate 464974 - 8 Nugent St
Long Term Maintenance Fund Cumulative Cash Flow**



Calendar Year Work Planned	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Financial Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Exterior																
Balcony / decking	-	-	-	-	-	-	-	-	-	-	-	-	-	14,700	-	14,700
Cladding / windows / doors	-	-	-	2,000	-	-	-	-	16,153	-	-	-	-	2,000	-	20,153
Electrical	-	46,238	-	-	76,084	-	-	-	-	68,924	-	76,084	-	-	-	267,330
Exterior painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing / gates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	1,800	-	-	-	-	33,200	-	35,000
Paving	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofing	-	-	-	3,500	-	-	-	-	-	-	-	-	-	21,296	-	24,796
Security	-	-	-	1,500	-	-	-	-	1,860	-	-	-	-	1,500	-	4,860
Interior																
Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carpentry	-	-	-	-	-	-	-	-	-	1,125	-	-	-	9,375	-	10,500
Curtains / blinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire protection	-	5,250	-	4,500	-	5,250	-	4,500	57,070	5,250	-	4,500	-	39,810	-	126,130
Floor coverings	-	-	-	-	-	-	-	-	33,836	-	2,160	-	-	8,134	-	44,130
Heating and ventilation	-	-	-	-	-	2,500	-	-	4,300	-	-	-	-	86,000	-	92,800
Interior painting	805	-	-	61,443	-	-	-	805	-	-	-	-	-	73,061	805	136,919
Internal paving	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	200,000
Lighting	-	-	-	10,620	-	-	-	-	39,530	-	-	-	-	90,465	-	140,615
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	9,170	-	9,170
Security	6,000	-	-	2,000	-	-	-	6,000	43,540	-	-	-	-	2,000	6,000	65,540
	6,805	51,488	-	85,563	-	83,834	-	11,305	198,089	75,299	2,160	80,584	-	590,711	6,805	#####

BODY CORPORATE 464974**Works Record Sheet**

Year	Element	Description	Estimate	Cost	Year
2020	Interior painting	Repaint rubbish room	\$805		
2020	Security	Replace security control panel and CCTV panel	\$6,000		
2021	Exterior painting	Repaint soffits and decks	\$46,238		
2021	Fire protection	Two yearly sprinkler system survey; four yearly valve overhaul	\$5,250		
2023	Cladding / windows / doors	Allowance for repairs to hinges and seals	\$2,000		
2023	Roofing	Allowance to repair butyl membrane roof	\$3,500		
2023	Security	Replace external security camera	\$1,500		
2023	Fire protection	Two yearly sprinkler system survey	\$4,500		
2023	Interior painting	Repaint all internal common areas	\$61,443		
2023	Lighting - internal	Replace PIR sensors throughout common areas	\$10,620		
2023	Security	Replace security cameras	\$2,000		

Building	Location	Int / Ext	Element Group	Element	Description	Action	Trade	Qty	Unit	Am't	Estimated Instal	Life Expect	1st Replace	2021	21/02	23/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35			
Exterior	Deckie	Exterior	balcony / decking	balustrade	metal / glass	replace	builder	140	m	\$98,000	2013	20	2043																		
Exterior		Exterior	balcony / decking	bollards	stainless	replace	builder	21	each	\$14,700	2013	20	2033																	\$14,700	
Exterior		Exterior	cladding / window	windows	seals & hinges	replace	builder	1	sum	\$2,000	2013	5	2023																		
Exterior		Exterior	cladding / window	access	scufflid	replace	builder	1,812	sq m	\$86,953	2013	30	2043																	\$2,000	
Exterior		Exterior	cladding / window	aluminium	sealant	replace	builder	189	sq m	\$14,153	2013	15	2028																	\$14,153	
Exterior		Exterior	cladding / window	board	limber	replace	builder	1,812	sq m	\$434,765	2013	30	2043																		
Exterior	Decks	Exterior	exterior painting	soffit	paint	paint	paint	216	sq m	\$6,912	2013	8	2021		\$6,912																\$6,912
Exterior	Decks	Exterior	exterior painting	wall	paint	paint	paint	339	sq m	\$10,833	2013	8	2021		\$10,833																\$10,833
Exterior	Decks	Exterior	exterior painting	wall	paint	paint	paint	421	sq m	\$13,478	2013	8	2021		\$13,478																\$13,478
Exterior		Exterior	exterior painting	access	stair	stair	stair	1,812	sq m	\$18,115	2019	6	2025																	\$18,115	
Exterior		Exterior	exterior painting	roof	trough section	paint	paint	782	sq m	\$22,686	2013	8	2029																	\$22,686	
Exterior		Exterior	exterior painting	soffit		paint	paint	201	sq m	\$6,441	2013	8	2021		\$6,441															\$6,441	
Exterior		Exterior	exterior painting	soffit		paint	paint	174	sq m	\$5,555	2013	8	2021		\$5,555															\$5,555	
Exterior		Exterior	exterior painting	limber	stair	stair	stair	1,812	sq m	\$57,969	2019	6	2025		\$57,969															\$57,969	
Exterior		Exterior	exterior painting	wall	paint	paint	paint	94	sq m	\$3,019	2013	8	2021		\$3,019															\$3,019	
Exterior		Exterior	lighting	light fitting & bulb	floodlight	replace	electrical	2	each	\$1,000	2013	15	2028																	\$1,000	
Exterior	Decks	Exterior	lighting	LED fittings	replace	replace	electrical	56	each	\$22,400	2013	20	2033																	\$22,400	
Exterior		Exterior	lighting	LED downlights	replace	replace	electrical	27	each	\$10,800	2013	20	2033																	\$10,800	
Exterior		Exterior	lighting	light fitting & bulb	downlight	replace	electrical	4	each	\$800	2013	15	2028																	\$800	
Exterior	Plant Room	Exterior	roofing	roof	butyl membrane	replace	roofer	20	sq m	\$3,200	2013	20	2033																	\$3,200	
Exterior		Exterior	roofing	gutter	butyl membrane	replace	roofer	189	m	\$15,096	2013	20	2033																	\$15,096	
Exterior		Exterior	roofing	roof	butyl membrane	repair	roofer	1	sum	\$3,500	2013	0	2023																	\$3,500	
Exterior		Exterior	roofing	roof	colorsteel	replace	roofer	782	sq m	\$117,342	2013	38	2048																		
Exterior		Exterior	roofing	skylights	replace	replace	roofer	1	each	\$3,000	2013	20	2033																	\$3,000	
Exterior		Exterior	security	camera	dome	replace	security	3	each	\$1,500	2013	10	2023																	\$1,500	
Exterior		Exterior	security	card reader	replace	replace	security	2	each	\$1,160	2013	15	2028																	\$1,160	
Exterior		Exterior	security	key pad	paging	replace	security	1	each	\$700	2013	15	2028																	\$700	
Basement	Corridor	Interior	carpentry	door closer	replace	replace	builder	2	each	\$750	2013	16	2029																	\$750	
Basement	Stairway	Interior	carpentry	door closer	replace	replace	builder	1	each	\$375	2013	25	2038																		
Basement	Stairway	Interior	carpentry	handrail	replace	replace	builder	80	m	\$18,000	2013	35	2048																		
Ground	Letterbox Lobby	Interior	carpentry	fixtures and fittings	replace	replace	builder	58	each	\$20,300	2013	35	2048																		
Ground	Rubbish Room	Interior	carpentry	door closer	replace	replace	builder	1	each	\$375	2013	16	2029																		\$375



View Instrument Details

Instrument No. 9404723.4
Status Registered
Date & Time Lodged 23 Dec 2013 09:40
Lodged By Wallace, Anne Michele
Instrument Type Unit Titles Act 2010 - Notice/Change of Rules - s105 &106



Affected Computer Registers	Land District
618422	North Auckland

Annexure Schedule: Contains 11 Pages.

Signature

Signed by Anthea Mary Coombes as Applicant Representative on 25/11/2013 03:41 PM

*** End of Report ***

Notice of Body Corporate Operational Rules

Section 105, Unit Titles Act 2010

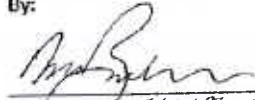
Applicant: Neil Properties Limited
Unit Plan: 464974 (North Auckland Registry)
Supplementary Record Sheet: 618422

Notice

The body corporate for the unit title development created by the deposit of unit plan 464974 will be subject to the operational rules set out in the attached schedule of body corporate operational rules.

Signed for and on behalf of Neil Properties Limited

By:


Director THOMAS GRANT BAEBNER

Before me:


Signature

Sharon Rauh
Name

Accountant
Occupation

Auckland
Address (Town/City)

Date: 1/11/13

Schedule of Body Corporate Operational Rules

Operational Rules for Body Corporate

1 Application

- 1.1 The body corporate operational rules in schedule 1 of the Unit Titles Regulations 2011 are revoked and replaced with these rules.
- 1.2 These rules shall apply to and are binding on the Body Corporate and all owners, occupiers and mortgagees in possession of a Unit in the Unit Title Development and their employees, agents, licensees, lessees, tenants and invitees.
- 1.3 These rules must be read in conjunction with the Centre Rules. In the event of a conflict between these rules and the Centre Rules, the Centre Rules shall prevail.

2 Interpretation

2.1 In these rules:

- (a) Terms that are defined in the Unit Titles Act 2010 and Unit Titles Regulations 2011 shall have the same meaning in these rules unless these rules or context requires otherwise.
- (b) Headings are included for convenience only and do not form part of the rules.
- (c) References to the singular include references to the plural and vice versa.
- (d) References to any action by the Body Corporate or an Owner include references to permitting, allowing or causing that action.

2.2 The following words shall have the following meanings unless context requires otherwise:

- (a) "Body Corporate" means Body Corporate 464974.
- (b) "Carpark Unit" means a Principal Unit that has been designed and constructed for carparking purposes.
- (c) "Centre" means the mixed use development at 8 Nugent Street, Grafton, Auckland including the car parking building, refuse facility and infrastructure.
- (d) "Centre Rules" means the constitution and rules of the 8 Nugent Street Precinct Society Incorporated, registration no. 2564666.
- (e) "Commercial Unit" means a principal unit that has been designed and constructed for commercial or retail purposes.
- (f) "Owner" means, in relation to any Unit in the Unit Title Development, the registered proprietor, occupier or mortgagee in possession of a stratum estate in the Unit under the Land Transfer Act 1952 and includes their employees, agents, licensees, lessees, tenants and invitees.

(g) "Unit" means a principal unit or accessory unit separately comprised in the deposited unit plan 464974 (North Auckland Registry) separately or together as context requires.

(h) "Unit Title Development" means the Units and common property comprised in the deposited unit plan 464974 (North Auckland Registry) at 8 Nugent Street, Grafton, Auckland.

3 Compliance with Precinct Society and Centre Rules

3.1 The Body Corporate and all Owners must comply with the Centre Rules and in the event of any conflict between these operational rules and the Centre Rules then the Centre Rules shall prevail.

4 Use of Common Property

4.1 An Owner must not damage or deface the common property or interfere with the reasonable use or enjoyment or lawful use of the common property by any other Owner. The Body Corporate shall recover the cost of repairing any damage to the common property from the Owner responsible.

4.2 An Owner must not alter or interfere with the common property or any facilities, assets or chattels that are owned by the Body Corporate or designed for use in conjunction with the common property. The Body Corporate shall recover the cost of repairing any damage to the common property or any facilities or assets that are owned by the Body Corporate or designed for use in conjunction with the common property from the Owner responsible.

4.3 An Owner must not smoke or consume alcohol on the internal common property and in the Carparking Unit.

4.4 An Owner must not throw any dust or beat any mat or carpet on the common property.

4.5 An Owner must not carry out repairs or maintenance work on any car or vehicle on the common property.

5 Paved and Sealed Areas

5.1 An Owner must not alter any paved or sealed area forming part of the common property.

6 Common Property Gardens and Grounds

6.1 An Owner must not cut, trim, prune, damage or destroy any lawn, garden, tree, shrub or other plant on the common property or use any part of the common property for a garden without the prior written consent of the Body Corporate.

7 Use of Unit Property

7.1 An Owner must not use a Commercial Unit for any purpose that is illegal or that may be injurious to the reputation of the Body Corporate, the Unit Title Development or any other Owner. For the avoidance of doubt, this rule prohibits the use of a Commercial Unit as a brothel, massage parlour, escort agency or for prostitution or any other activity associated with the adult sex industry.

- 7.2 An Owner must not use a Commercial Unit for any purpose that interferes with the reasonable use or enjoyment of the common property or other Commercial Units by other Owners.
- 7.3 An Owner must not use a Commercial Unit for any purposes that breaches rule 7.1, is uninsurable or that unreasonably increases any insurance premium payable by the Body Corporate.
- 7.4 An Owner of a Commercial Unit must not use the Commercial Unit for any purpose other than for commercial or retail activities.
- 7.5 An Owner of a Carparking Unit must not use the Carparking Unit for any purpose other than for carparking activities.
- 7.6 An Owner of an accessory unit must not use the accessory unit for any purpose other than the purpose it was designed and constructed for.

8 Use of Commercial Units

8.1 The Owner of a Commercial Unit must:

- (a) Comply with all Body Corporate directions regarding opening hours that may be issued from time to time;
- (b) Ensure that where the Owner's Commercial Unit is used for the purposes of a cafeteria or restaurant or like business, ensure that any occupier of the Owner's Commercial Unit conducts that occupier's business in a manner which is commensurate with excellent standards of trading and without limiting the generality of the foregoing shall ensure that that occupier:
 - (i) Provides all necessary staff for the proper conduct of the occupier's business in the Unit and the supply of all facilities, food service products and stock in trade necessary for such purpose;
 - (ii) Sells, offers for sale only quality food and beverages and does not offer to sell or offer for sale recycled food;
 - (iii) Ensures that all staff wear neat and clean uniforms and that all uniforms are laundered daily and kept in good repair;
 - (iv) Ensures that all staff are capable and courteous at all times;
 - (v) Ensures that the Unit is kept illuminated in the manner and quality which shall be consistent with and shall not detract from the other Units general scheme of lighting;
 - (vi) Complies with the requirements of any authorities including health authorities relating to the use of the Unit for the storage, preparation and retailing of food;
 - (vii) Ensures that the Unit does not smell or attract flies or other insects, become dirty, stained or littered with boxes, cartons and the like resulting from the use of the Unit for the preparation of retail food;

- (viii) At all times conducts the occupier's business in a manner which is commensurate with the high standards of trading necessary to promote the business of the occupier; and
 - (ix) Leaves the dining areas in an acceptable state of cleanliness at the end of each day's trading.
- (c) The Proprietor shall be responsible for cleaning up and cost of removal of any rubbish left on the Common Property as coming from the Unit;
 - (d) Not conduct or permit to be conducted on the Unit any auction, bankrupt, receiver's, liquidation or fire sale;
 - (e) Not use or permit to be used the Common Property or any part thereof for any business, promotion or commercial purpose or display or advertisement of any goods or services except with the consent in writing and in accordance with any conditions imposed with the Body Corporate; and
 - (f) Dispose of all waste, both organic and non-organic, on a regular basis in accordance with the requirements of the local authority having jurisdiction or the Body Corporate or the Centre Rules, and only dispose of non-organic waste in the Rubbish and Recycling Room.
- 8.2 An Owner of a Commercial Unit must wash down the front windows of the Commercial Unit inside and out at least once a week and at such other times as directed by the Body Corporate.
- 9 Unit Property Gardens and Grounds
- 9.1 An Owner must keep any garden or ground forming part of the Unit, including any balcony or deck, in a neat and tidy condition and regularly maintained.
- 10 Carparking
- 10.1 An Owner must not park a car or other vehicle on the common property unless it has been designated for carparking or the Body Corporate has given its prior written consent.
- 10.2 The Body Corporate may remove any car or other vehicle that is improperly parked on the common property or is parked in a Carparking Unit without the prior permission of the Carparking Unit owner. The cost of removing any car or other vehicle shall be borne by the owner of the vehicle or the Owner responsible. The Body Corporate shall not be liable for any cost, loss or damage associated with the removal of the vehicle from the common property.
- 10.3 An Owner of a Unit that has been designed and constructed for use as a carpark must:
- (a) Only use the Unit for carparking and not for any other purpose;
 - (b) Ensure that the Unit is kept tidy and free of rubbish;
 - (c) Ensure that any car or other vehicle that is parked in the Unit is parked inside the boundaries of the Unit; and

- (d) Must clearly mark those carparks that are designated solely for use by residents, staff, visitors or customers.

11 Loading and Deliveries

- 11.1 An Owner must not use the common property for loading or deliveries unless it has been designated for loading and deliveries or the Body Corporate has given its prior written consent.
- 11.2 Any part of the common property that is designated for loading and deliveries (including any loading dock and goods lift) and must only be used:
 - (a) By an Owner or person authorised by an Owner or the Body Corporate;
 - (b) For the purpose it was designed and constructed for; and
 - (c) During the hours of use set by the Body Corporate from time to time.
- 11.3 An Owner of a Unit that contains a delivery area (including any loading dock and goods lift) must not move goods, supplies, produce, merchandise, freight or other items in or out of the Unit except through the delivery area.

12 Access

- 12.1 The common property and all driveways, footpaths, entrances, stairs, lifts and corridors providing access to and from the Unit Title Development and the Units must be kept clear and free of obstructions at all times and must only be used for entering or leaving the Unit Title Development, Units or Centre.

13 Light and Air

- 13.1 An Owner must not in any way cover or obstruct any lights, skylights, windows or other means of illuminating the common property or any Unit.

14 Lifts

- 14.1 An Owner must:
 - (a) Comply with the operating instructions and any notice or direction displayed in any lift in the Unit Title Development; and
 - (b) Take all reasonable care not to damage any lift. The Body Corporate shall recover the cost of repairing any damage to a lift from the Owner responsible.
- 14.2 The lifts in the Unit Title Development (other than a designated goods lift) are primarily designed to carry passengers only. When a lift (other than a designated goods lift) is used to carry goods, an Owner must use any lift protection equipment supplied by the Body Corporate. The Body Corporate shall recover the cost of repairing any damage to a lift from the Owner responsible.

15 Noise

- 15.1 An Owner must not make any noise, vibration or odour that may interfere with the reasonable use or enjoyment of the Unit Title Development by any other Owner or carry out any activity that may cause a nuisance or disturbance to any other Owner.
- 15.2 An Owner must not play or use any musical instruments, radios, stereos, televisions, computers, washing machines, clothes driers, internal combustion engines or other machines at any time of the day or night in such a manner as to disturb, irritate or annoy any other Owner in a Unit or on the common property and must immediately cease to play or use the same between 11pm and 7am the following day if requested to do so by another Owner or the Body Corporate.
- 15.3 Any person entering or leaving the Unit Title Development between 11pm and 7am the following day must enter or leave the Unit Title Development quietly.

16 Cleaning

- 16.1 An Owner must ensure that the Commercial Unit is kept clean and tidy at all times and must keep the Commercial Unit free of vermin, pests, rodents and insects.
- 16.2 All glass in windows and doors in a Unit must be kept clean and if broken, cracked or otherwise damaged, must be promptly replaced by the Owner of the Commercial Unit with new materials of the same or better weight, quality, design and specification.

17 Rubbish and Recycling

- 17.1 An Owner must not permit rubbish or recycling material to accumulate on the common property or in any part of the Unit that is visible from the common property or from outside the Unit Title Development.

18 Washing

- 18.1 An Owner of a Carparking Unit must not wash, clean, service, repair or maintain any car or other vehicle in the Carparking Unit or any other part of the Unit Title Development unless the specified area has been approved by the Body Corporate.

19 Blinds, Curtains, Awnings and Anti-Theft Devices

- 19.1 All blinds, curtains and awnings in all Units must, as far as practicable, present a uniform and orderly appearance when viewed from the common property or from outside the Unit Title Development.
- 19.2 An Owner must not erect or install any blinds, curtains or awnings in the Unit that are visible from the common property or from outside with Unit Title Development without the prior written consent of the Body Corporate as to the colour and design of the backing of the blinds or curtains; such consent shall only be granted subject to compliance with the Centre Rules.
- 19.3 An Owner must not cover or coat any window with aluminium foil or any other reflective material.

19.4 An Owner must not install any anti-theft devices such as bollards or security grilles in a Unit without the prior written consent of the Body Corporate which shall not be unreasonably or arbitrarily withheld provided that the proposed anti-theft devices comply with the Centre Rules and all Units will present an attractive and orderly appearance when viewed from the common property or from outside the Unit Title Development.

20 Pets

20.1 An Owner of a Unit must not keep an animal or pet in the Unit without the prior written consent of the Body Corporate.

20.2 The Owner of an animal or pet that is kept in a Unit must ensure that any part of a Unit or the common property that is damaged or soiled by the animal or pet is promptly cleaned and repaired at the Owner's cost.

20.3 The Body Corporate shall be entitled to revoke any prior written consent given under rule 20.1 above should the animal or pet become, in the opinion of the Body Corporate, a nuisance or the Owner fails to comply with rule 20.2 above.

21 Security

21.1 An Owner must:

- (a) Keep the Commercial Unit locked and all doors and windows securely fastened at all times when the Unit is not occupied and take all reasonable steps to protect the Commercial Unit from fire, theft or damage;
- (b) Take all reasonable steps to ensure that any security keys, cards or codes that give access to the Unit or the common property are not lost, destroyed or stolen; and
- (c) Give immediate notice to the Body Corporate if any key, card or code giving access to the Unit or the common property is lost, destroyed or stolen.

21.2 If the Body Corporate restricts access to any part of the common property for security purposes:

- (a) An Owner must not duplicate any such keys or cards; and
- (b) The Body Corporate may charge a reasonable fee for any replacement or additional keys or cards.

21.3 The Body Corporate may remove any person from the Unit Title Development about whom a complaint is made or refuse admission to any person the Body Corporate considers is likely to create a nuisance.

21.4 Any drunk or disorderly person found on the common property may be removed from the Unit Title Development by a security officer or a member of the New Zealand Police.

21.5 Where the Body Corporate is required to remove any person from the Unit title Development, respond to a request for entry to a Unit or the attendance of a security officer of the New Zealand Police is required, the Body Corporate shall recover the costs of such removal/call out (if any) from the owner responsible.

22 Contractors

22.1 An Owner who undertakes repair, maintenance or other building work In the Commercial Unit must ensure that:

- (a) The work is undertaken by qualified tradespersons and carried out in a proper workmanlike manner;
- (b) All occupational health and safety requirements are complied with at all times;
- (c) Appropriate material damage and professional indemnity insurance is in place; and
- (d) Minimum inconvenience is caused to other Owners.

23 Moving

23.1 An Owner must give the Body Corporate reasonable notice (of at least 24 hours) of any intention to move furniture or other large items into or out of a Commercial Unit.

23.2 An Owner who moves furniture or other large items into or out of a Unit must comply with all Body Corporate directions in respect of the use of lift protection and other protective equipment and hours of moving and must ensure that the moving is undertaken expeditiously and continuously so as to cause minimum inconvenience to other Owners.

24 Water Infrastructure

24.1 An Owner must not:

- (a) Use any stormwater or wastewater facility, appliance, fittings, pipes or drains including sinks, toilets, waste disposal units, washing machines and dishwashers ("Water Infrastructure") for any purpose other than the purpose they were designed and constructed for. The cost of repairing any damage or blockages caused by an Owner's misuse or negligent use of any Water Infrastructure shall be paid for by the Owner responsible; or
- (b) Use water unnecessarily and shall ensure that all taps in his or her Unit or on the common property are promptly turned off after use and that tap washers are replaced as required.

25 External Fittings

25.1 An Owner must not erect, fix or place any aerial, satellite dish or antenna on, to or through the exterior of a Unit or the common property without the prior written consent of the Body Corporate.

25.2 An Owner must not install a ventilation or heating system on, to or through the exterior of a Unit or the common property without the prior written consent of the Body Corporate.

26 Floor Coverings

26.1 Except in kitchen, laundry and bathroom areas of a Commercial Unit, an Owner must ensure that all floor space in the Unit is covered or otherwise treated to an extent sufficient to

prevent noise transmission from the Commercial Unit that is likely to disturb the enjoyment that could reasonably be expected by the Owner of another Commercial Unit.

27 Signage

- 27.1 An owner must not erect, fix, place or paint any sign on or to any part of the common property or the exterior of a Unit without the prior written consent of Body Corporate, such consent shall only be granted subject to compliance with the Centre Rules.
- 27.2 Notwithstanding rule 28.1, an Owner may place one real estate sign advertising the Unit for sale or lease in the window of the Unit.
- 27.3 An Owner of a Carparking Unit may place one sign on their Carparking Unit to a maximum size of no more than 400mm x 200mm.

28 Hazards

- 28.1 An Owner must not bring onto, use or store anything or undertake any activity on the common property or in any Unit that creates a hazard, is offensive, noxious, illegal or dangerous in nature, increases the premium of or makes void or voidable any Body Corporate Insurance policy, breaches any enactment or rule of law relating to fire, hazardous substances or dangerous goods or any requirements of the territorial authority, or affects the operation of fire safety devices or equipment or reduces the level of fire safety in the Unit Title Development.
- 28.2 An Owner must not light any fire or incinerator in the Unit or on the common property unless it is in accordance with directions issued by the Body Corporate. For the avoidance of doubt, this rule does not prohibit the use of gas barbeques on the deck of a Unit.
- 28.3 An Owner must not use any chemicals, burning fluids, acetylene gas or alcohol in lighting or heating a Unit, nor in any other way increase the risk of fire or explosion.

29 Heavy Objects

- 29.1 An Owner must not bring onto the common property or into any Unit any object or machinery of such weight, size or nature that it could cause damage, weakness, movement or structural defect to any Unit or the common property without the prior consent of the Body Corporate. The Body Corporate may impose conditions on any consent granted under this rule and the Centre Rules. The Body Corporate shall recover the cost of repairing any damage caused by a heavy object from the Owner responsible.

30 Emergency and Evacuation Procedures

- 30.1 An Owner must cooperate with the Body Corporate during any emergency and evacuation drills and must observe and comply with all emergency and evacuation procedures.

31 Notice of Damage, Defects or Injuries

- 31.1 An Owner must give immediate written notice to the Body Corporate of any damage or defect in any part of the Unit Title Development or any injury to any person in the Unit Title Development. The Body Corporate shall recover the cost of repairing any such damage or defect from the Owner who caused the damage or defect.

32 Compliance with Sale of Liquor Act and Other Statutes

- 32.1 Where a business in a Unit is subject to the Sale of Liquor Act 1989 or any other enactment, regulation or bylaw ("Act"), the Owner must ensure that the requirements of the Act are complied with at all times and must take all reasonable steps to ensure that the use does not interfere with the reasonable use or enjoyment of the Unit Title Development by other Owners.

33 Auctions and Garage Sales

- 33.1 An Owner must not hold an auction, garage sale, bankrupt or fire sale in the Unit or on the common property.

34 Leasing a Unit

- 34.1 An Owner who leases or otherwise tenants or lets a Unit must:

- (a) Provide a full copy of these rules and the Centre Rules including any future amendment to the lessee, tenant or occupier of the Unit;
- (b) Advise the lessee, tenant or occupier that they are bound by these rules and the Centre Rules and that they must comply with these rules and the Centre Rules including any future amendment; and
- (c) Provide the Body Corporate with the contact details (name, landline phone number, cell phone number, email address and address for service) for all lessees, tenants and occupiers and any letting agent or property manager responsible for the Unit (if any) and promptly advise the Body Corporate of any changes to those details.

35 Recovery of Funds

- 35.1 Where the Body Corporate is required to incur costs as a result of the breach of these rules by an Owner, the Body Corporate shall recover those costs from the Owner responsible for the breach as a debt due to the Body Corporate together with the Body Corporate's legal costs (if any) on an indemnity basis.

36 Infrastructure

- 36.1 The Body Corporate Infrastructure and the Common Property as defined by the Unit Titles Act 2010 shall be maintained, repaired and kept in good condition by the Body Corporate in accordance with its duties under the Act.

Auckland Property Management Ltd

145 Mornings Road, Epsom
PO Box 28510 Remuera
Auckland, New Zealand
F: 64-9-538 2500
F: 64-9-539 0673
rentals@aucklandproperty.net
www.aucklandproperty.net

Licensed (REAA 2008), MREINZ

ANNUAL REPORTS



for the financial year to 31/03/2021

Body Corporate 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland
1023

Manager: Donna Holroyd

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Auckland Property Management Ltd

145 Marama Road, Epsom
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Licensed (REAA 2008), MREINZ

Detailed Expenses for the financial year from 01/04/2020 to 31/03/2021



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

Administrative Fund

Admin--Administration Fee--Standard 154000

05/05/2020	Administration Fees May 2020	Auckland Property	3,752.50	Paid	DE		150956
04/08/2020	Administration Fees August 2020	Auckland Property	3,752.50	Paid	DE		155025
03/11/2020	Administration Fees November 2020	Auckland Property	3,752.50	Paid	DE		160372
02/02/2021	Administration Fees February 2021	Auckland Property	3,752.50	Paid	DE		165692
			\$15,010.00				

Admin--APM Debt Recovery Costs 155005

01/04/2020	Reversal: Accrual: Debt Recovery fee FYE 31/3/20		(86.25)		Jnl	30799	
02/04/2020	Debt Administration Fees-final notice April 2020	Auckland Property	86.25	Paid	DE		149516
			\$0.00				

Admin--Levy Contribution--Precinct Assoc 153500

22/05/2020	Levies 01/04/20 - 31/03/21, 1st ins of 4	Auckland Property	3,577.50	Paid	DE	5988	151988
12/08/2020	Levies 01/04/20 - 31/03/21, 2nd ins of 4	Auckland Property	3,577.50	Paid	DE	5988	155444
12/11/2020	Levies 01/04/20 - 31/03/21, 3rd ins of 4	Auckland Property	3,577.50	Paid	DE	5988	161287
07/01/2021	Levies 01/04/20 - 31/03/21, 4th ins of 4	Auckland Property	3,577.50	Paid	DE	5988	164318
			\$14,310.00				

Admin--Long Term Maintenance Fund Plan 152006

15/07/2020	LTMP Update Jan-20 - Jul-20	WSP New Zealand Limited	667.00	Paid	DE	1928526	154368
			\$667.00				

Admin--Sections 146/147/148 Fees 156000

01/04/2020	Reversal: Accrual: Disclosure Statement FYE 31/3/2		(689.47)		Jnl	30797	
02/04/2020	Disclosure Statement Fees April 2020	Auckland Property	350.22	Paid	DE		149516
02/04/2020	Disclosure Statement Fees April 2020	Auckland Property	339.25	Paid	DE		149516
11/06/2020	Lot 16: Unit 108 Section 146 Pre-Contract Disclosu		(316.25)		Ow.Inv		
15/06/2020	Lot 25: Unit 206 Section 146 Pre-Contract Disclosu		(316.25)		Ow.Inv		
02/07/2020	Disclosure Statement Fees July 2020	Auckland Property	316.25	Paid	DE		153385
02/07/2020	Lot 59: Unit 507, Section 146 Pre-Contract Disclos		(316.25)		Ow.Inv		
06/07/2020	Lot 53: Unit 501 Section 146 Pre-Contract Disclosu		(316.25)		Ow.Inv		
24/07/2020	Lot 59: Unit 507, Section 147 Pre-Settlement Discl		(169.63)		Ow.Inv		
03/08/2020	Lot 16: Unit 108 Section 147 Pre-Settlement Disclo		(339.25)		Ow.Inv		
04/08/2020	Disclosure Statement Fees August 2020	Auckland Property	169.63	Paid	DE		155025
04/08/2020	Disclosure Statement Fees August 2020	Auckland Property	316.25	Paid	DE		155025

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
04/08/2020	Disclosure Statement Fees August 2020	Auckland Property	316.25	Paid	DE		155025
02/09/2020	Disclosure Statement Fees September 2020	Auckland Property	316.25	Paid	DE		156315
02/09/2020	Disclosure Statement Fees September 2020	Auckland Property	339.25	Paid	DE		156315
21/09/2020	Lot 53: Unit 501 Section 146 Pre-Contract Disclosu		(339.25)		Ow.Inv		
02/10/2020	Disclosure Statement Fees October 2020	Auckland Property	339.25	Paid	DE		158219
28/10/2020	Lot 42: Unit 401 Section 146 Pre-Contract Disclosu		(316.25)		Ow.Inv		
07/12/2020	Lot 42: Unit 401 Section 147 Pre-Settlement Disclo		(339.25)		Ow.Inv		
28/01/2021	Lot 14: Unit 106 Section 147 Pre-Settlement Disclo		(431.25)		Ow.Inv		
02/02/2021	Disclosure Statement Fees February 2021	Auckland Property	339.25	Paid	DE		165692
02/02/2021	Disclosure Statement Fees February 2021	Auckland Property	431.25	Paid	DE		165692
05/02/2021	Lot 44: Unit 403 Section 147 Pre-Settlement Disclo		(373.75)		Ow.Inv		
11/02/2021	Lot 64: Unit 602 Section 146 Pre-Contract Disclosu		(339.25)		Ow.Inv		
02/03/2021	Disclosure Statement Fees March 2021	Auckland Property	373.72	Paid	DE		167559
02/03/2021	Disclosure Statement Fees March 2021	Auckland Property	339.25	Paid	DE		167559
10/03/2021	Lot 19: Unit 111 Section 146 Pre-Contract Disclosu		(339.75)		Ow.Inv		
17/03/2021	Lot 64: Unit 602 Section 147 Pre-Settlement Disclo		(373.75)		Ow.Inv		
31/03/2021	Accrual: Disclosure fees FYE 31/03/21		1,029.78		Jnl	36953	
			\$0.00				
Insurance--Premiums 159100							
26/06/2020	Commercial Package 31/05/20 - 31/05/21	Crombie Lockwood (New -	57,523.08	Paid	DE	M00271631	153304
			\$57,523.08				
Insurance--Valuation 159200							
30/04/2020	Insurance valuation & report	Opteon New Zealand Limited	460.00	Paid	DE	10665779-1	150914
			\$460.00				
Maint Bldg -- Chemwash 162900							
12/02/2021	Window cleaning 10/11/20	Off The Ledge Limited	2,633.50	Paid	DE	114209	167000
			\$2,633.50				
Maint Bldg--Car Park 161800							
12/05/2020	A7 Group Levies 01/04/20 - 31/03/21 1 of 4	Neil Properties Limited	844.47	Paid	DE	4369	151384
01/09/2020	A7 Grouping Levies 1/4/2020-31/3/2021 2 of 4	Neil Properties Limited	844.47	Paid	DE	4388	156742
12/11/2020	A7 Grouping Levies 1/4/2019-31/3/2020 4 of 4	Neil Properties Limited	844.47	Paid	DE	4353	161396
10/03/2021	A7 Grouping Levies 1/4/2020 - 31/3/2021 4 of 4	Neil Properties Limited	844.47	Paid	DE	4421	168282
			\$3,377.88				
Maint Bldg--Electrical Thermographic Survey 165100							
08/06/2020	Annual Thermal imaging Report	CGIE Maintenance Limited	1,610.00	Paid	DE	4518	152622
			\$1,610.00				
Maint Bldg--Fire Protection 165800							
02/07/2020	Consultancy Fee - Site Inspection 10/02/20	Safety First Auckland	143.75	Paid	DE	41358	153650
20/10/2020	Fire System monitoring Oct-20 - Dec-20	Fire Security Services 2016	317.32	Paid	DE	PBQA-00478 88	159742

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
12/11/2020	Attend site due to fire alarm defect, broken cable	Fire Security Services 2016	207.00	Paid	DE	46610	161333
12/11/2020	Fire alarm defect signal, evacuation speaker 19/07	Fire Security Services 2016	529.00	Paid	DE	46613	161333
18/11/2020	Isolate detectors for refit	Fire Security Services 2016	138.00	Paid	DE	46611	162123
11/02/2021	Fire System monitoring Jan-21 - Mar-21	Fire Security Services 2016	317.32	Paid	DE	PBQA-00516 97	166575
10/03/2021	Yearly Inspection of Portable Fire Extinguishers	Fire Security Services 2016	246.10	Paid	DE	55852	168218
			\$1,898.49				
Maint Bldg--Fire Protection--Evacuation Plan 165830							
07/07/2020	Consultancy Fee - Prep of emergency procedures	Safety First Auckland	2,685.26	Paid	DE	41877	153864
12/02/2021	Scheduling & conducting trial evacuation Jan-21	Safety First Auckland	362.25	Paid	DE	43979	167025
			\$3,047.51				
Maint Bldg--General Repairs 167200							
01/04/2020	Printing & laminating notices/updates & signage	Vertical Building Management	100.00	Paid	DE	200330	149828
03/04/2020	Vertical Building Refund		(100.00)		Rct	284085	
20/05/2020	Ground floor corridor lights x2 & Pet notices	Vertical Building Management	45.00	Paid	DE	200430D	151735
28/05/2020	Monthly Lighting Test Apr-20	CGIE Maintenance Limited	109.25	Paid	DE	4465	151993
02/07/2020	Modification of lock in plant room as per HSNZ	Vertical Building Management	190.00	Paid	DE	200630D	153670
02/07/2020	3m emergency lighting test Jun-20	CGIE Maintenance Limited	172.50	Paid	DE	4588	153575
02/07/2020	Monthly Lighting Test May-20	CGIE Maintenance Limited	109.25	Paid	DE	4525	153575
10/08/2020	Wall mounted perspex holder & compliance sticker	Vertical Building Management	40.00	Paid	DE	200730	155620
17/08/2020	Reset CCTV switch & fix door 08/05/20	Advanced Security Group Ltd	358.92	Paid	DE	50081756	155832
17/08/2020	Repairs to HWC fuse & fixed cable	CGIE Maintenance Limited	125.06	Paid	DE	4567	155855
18/08/2020	Monthly Lighting test July + level 2, 3x downlight	CGIE Maintenance Limited	382.38	Paid	DE	4674	155855
18/08/2020	Monthly lighting test for June+3x new LED d/light	CGIE Maintenance Limited	991.16	Paid	DE	4587	155855
26/08/2020	Preventative Maintenance 22/05/20	Advanced Security Group Ltd	506.67	Paid	DE	50082020	156164
03/09/2020	2x Snap frames for lift notices	Vertical Building Management	110.72	Paid	DE	200828Nugen	156782
10/09/2020	Replace power supply & batteries lvl 1	Advanced Security Group Ltd	1,550.14	Paid	DE	50083880	157097
11/09/2020	Monthly lighting test Aug+replace lamps in stairw	CGIE Maintenance Limited	344.31	Paid	DE	4719	157526
11/09/2020	Relamp 3 outside fittings & investigate	CGIE Maintenance Limited	1,354.47	Paid	DE	4686	157526
20/10/2020	3m emergency lighting test Sep-20	CGIE Maintenance Limited	172.50	Paid	DE	4815	159719
20/10/2020	Monthly lighting test + replaced fl/lamps Sep-20	CGIE Maintenance Limited	414.68	Paid	DE	4851	159719
12/11/2020	Bldng A front door beeping, reed switch not sealed	Advanced Security Group Ltd	278.99	Paid	DE	50084214	161269
12/11/2020	Door beeping/not closing, armature plate not secure	Advanced Security Group Ltd	207.69	Paid	DE	50084763	161269
12/11/2020	Replace front door old plate 16/10/20	Advanced Security Group Ltd	480.24	Paid	DE	50084894	161269
12/11/2020	Investigate cables in wait for relocation	CGIE Maintenance Limited	83.38	Paid	DE	4871	161300
18/11/2020	Monthly lighting test + replaced lamps Oct-20	CGIE Maintenance Limited	464.31	Paid	DE	4877	162099
11/12/2020	Metal strip for back entrance door	Vertical Building Management	115.00	Paid	DE	201208Nug	163758
17/12/2020	Fire rated gib to cover the open gaps - plant room	The Maintenance Guys	201.26	Paid	DE	7837	163750
08/01/2021	Monthly lighting test Dec-20	CGIE Maintenance Limited	109.25	Paid	DE	5086	164324

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
12/01/2021	Monthly lighting test + replaced lamps Nov-20	CGIE Maintenance Limited	503.81	Paid	DE	4991	164463
12/01/2021	3m emergency lighting test + replaced emerg light	CGIE Maintenance Limited	340.57	Paid	DE	5078	164463
25/01/2021	Attend site external door not looking	Advanced Security Group Ltd	207.69	Paid	DE	50086405	165464
25/01/2021	Managers office workstation - connect to server	Advanced Security Group Ltd	421.59	Paid	DE	50086498	165464
25/01/2021	Refix, tighten broken hinges common area	Hardware Direct Limited	203.75	Paid	DE	833	165527
25/01/2021	Inspection of Absell and/or Fall Arrest Sys Dec-20	Height Access Technology	3,050.25	Paid	DE	1848	165528
25/01/2021	Fire rated gib to cover gaps/plant room ceiling	Vertical Building Management	201.26	Paid	DE	7837	165628
03/02/2021	Refund from Vertical Building		(201.26)		Rct	317551	
17/02/2021	Monthly lighting test Jan-21 & lvl 5&6 light replc	CGIE Maintenance Limited	777.96	Paid	DE	5135	166912
05/03/2021	Monthly lighting test Feb-20 + replaced light	CGIE Maintenance Limited	402.16	Paid	DE	5218	167796
05/03/2021	Replacd faulty lamp/w/chair cage by the off office	CGIE Maintenance Limited	140.14	Paid	DE	5208	167796
31/03/2021	15/03/21 Corraected strike lock in rubbish rm door	Advanced Security Group Ltd	546.37	Paid	DE	50087810	169353
31/03/2021	23/03/21 Tech added remote number	Advanced Security Group Ltd	55.09	Paid	DE	50087897	169353
31/03/2021	Accrual: Monthly lighting test Mar 21 & replace 3		383.88		Jnl	36853	
			\$15,950.39				
Maint Bldg--Locks, Keys & Card Keys 170600							
17/04/2020	Lot 15: Oncharge for activating remote #26-155-203		(70.73)		Ow.Inv		
28/08/2020	Lot 34: Supply of 2x swipes/access tags @ \$30 each		(60.00)		Ow.Inv		
09/10/2020	Lot 31: Oncharge for 1 garage remote (26-155-203-2		(142.00)		Ow.Inv		
22/01/2021	Lot 34: Supply of access tags & door keys. Apt 30		(130.00)		Ow.Inv		
29/01/2021	Lot 10: Supply of 2 x swipes/access tags x \$30 eac		(60.00)		Ow.Inv		
19/03/2021	Lot 17: Supply of 2 Garage remote plus programming		(142.00)		Ow.Inv		
25/03/2021	Recode: Oncharges key and Swipes to Res Grp		462.73		Jnl	36714	
26/03/2021	Lot 23: Oncharge for apartment key		(20.00)	Cancel	Ow.Inv		
26/03/2021	Owner invoice cancellation for lot: 23/464974		20.00	Cancel	Ow.Inv		
			-\$142.00				
Maint Bldg--W O F 175700							
17/08/2020	BWOF & Annual Inspection, Backflow May-20	Argest Technical Services	655.50	Paid	DE	115675	155843
17/08/2020	Building Compliance manual 23/06/20	Argest Technical Services	97.75	Paid	DE	115769	155843
17/08/2020	Monthly inspections Jul-20 & Aug-20	Argest Technical Services	184.00	Paid	DE	116258	155843
09/09/2020	BWOF Renewal	Auckland Council	150.00	Paid	Chq	25010055534	450397
10/09/2020	Monthiy inspections Jun-20	Argest Technical Services	92.00	Paid	DE	115815	157511
29/09/2020	Reverse jrn/ 30783 (Prior FY): Auckland Council Not		259.00		Jnl	33993	
20/10/2020	Monthly inspections Sep-20	Argest Technical Services	92.00	Paid	DE	116662	159701
18/11/2020	Monthly inspections Oct-20	Argest Technical Services	149.50	Paid	DE	116782	162075
21/01/2021	Monthly inspection Nov-20	Argest Technical Services	149.50	Paid	DE	117130	165234
21/01/2021	Monthly inspection Dec-20	Argest Technical Services	149.50	Paid	DE	117399	165234
21/01/2021	Monthly inspection Jan-21	Argest Technical Services	149.50	Paid	DE	117496	165234

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
01/03/2021	Annual testing & inspection of hydrant riser sys	Nova Flowtec Services Ltd	862.50	Paid	DE	1659	167882
10/03/2021	Monthly inspection Feb-21	Argest Technical Services	149.50	Paid	DE	117873	168180
18/03/2021	Monthly inspection Mar-21	Argest Technical Services	149.50	Paid	DE	117919	168671
			\$3,289.75				
Site Maintenance 181001							
01/11/2020	Site Management Oct-20		850.00	Cancel	Inv	011120	
03/11/2020	Cancelled: Site Management Oct-20		(850.00)	Cancel	Inv	011120	
			\$0.00				
Staff--Contract Building Manager 182600							
02/04/2020	Building Management Fees Mar-20	Vertical Building Management	2,208.33	Paid	DE	010420	149506
06/04/2020	Paid in error to Boutique Bld Mgt		(900.00)		Rct	284235	
04/05/2020	Building Management Fees Apr-20	Vertical Building Management	2,208.33	Paid	DE	010520	150948
03/06/2020	Building Management Fees May-20	Vertical Building Management	2,208.33	Paid	DE	010620	152071
02/07/2020	Building Management Fees Jun-20	Vertical Building Management	2,208.33	Paid	DE	010720	153390
16/07/2020	Paid in error to Boutique Bld Mgt		(500.00)		Rct	294423	
03/08/2020	Building Management Fees Jul-20	Vertical Building Management	2,208.33	Paid	DE	010820	155008
02/09/2020	Building Management Fees Aug-20	Vertical Building Management	2,208.33	Paid	DE	010920	156307
01/10/2020	Building Management Fees Sep-20	Vertical Building Management	2,208.33	Paid	DE	011020	158209
01/11/2020	Building Management Fees Oct-20	Vertical Building Management	2,208.33	Paid	DE	011120	160361
01/12/2020	Building Management Fees Nov-20	Vertical Building Management	2,208.33	Paid	DE	011220	162752
01/01/2021	Building Management Fees Dec-20	Vertical Building Management	2,208.33	Paid	DE	010121	164276
02/02/2021	Building Management Fees Jan-21	Vertical Building Management	2,208.33	Paid	DE	010221	165685
02/03/2021	Building Management Fees Feb-21	Vertical Building Management	2,208.33	Paid	DE	01032021	167554
			\$25,099.96				
Utility--Electricity 190200							
30/04/2020	Electricity 04/03/20 - 01/04/20	Mercury Energy	2,184.79	Paid	DE	113-083-157	150909
12/05/2020	Electricity 02/04/20 - 04/05/20	Mercury Energy	2,628.56	Paid	DE	113-083-157	151380
12/06/2020	Electricity 05/05/20 - 03/06/20	Mercury Energy	2,496.10	Paid	DE	113-083-157	152687
15/07/2020	Electricity 04/06/20 - 02/07/20	Mercury Energy	2,418.29	Paid	DE	113-083-157	154288
12/08/2020	Electricity 03/07/20 - 31/07/20	Mercury Energy	2,438.31	Paid	DE	113-083-157	155554
10/09/2020	Electricity 01/08/20 - 31/08/20	Mercury Energy	2,579.91	Paid	DE	113-083-157	157175
14/10/2020	Electricity 01/09/20 - 30/09/20	Mercury Energy	2,480.08	Paid	DE	113-083-157	159371
18/11/2020	Electricity 01/10/20 - 29/10/20	Mercury Energy	2,301.74	Paid	DE	113-083-157	162172
09/12/2020	Electricity 30/10/20 - 30/11/20	Mercury Energy	2,441.31	Paid	DE	113-083-157	163469
19/01/2021	Electricity 01/12/20 - 05/01/21	Mercury Energy	2,611.11	Paid	DE	113-083-157	165325
11/02/2021	Electricity 06/01/21 - 03/02/21	Mercury Energy	2,012.81	Paid	DE	113-083-157	166618
31/03/2021	Accrual: Estimated Electricity 03/02/21 - 03/03/21		2,000.00		Jnl	36997	
			\$28,593.01				
Utility--Water & Sewerage 191200							
01/04/2020	Lot 23: Water Usage 18/03/20 to 01/04/20. Includes		(29.27)		Ow, Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(26.30)		Ow, Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(63.04)		Ow, Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(32.42)		Ow.Inv		
01/04/2020	Lot 59: Water Usage 10/03/20 to 01/04/20. Includes		(33.24)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(91.28)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(70.66)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(58.29)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(21.18)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(74.79)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(66.54)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(54.17)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(33.55)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(41.80)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(37.67)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(70.66)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(29.43)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(91.28)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(99.53)	Cancel	Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(41.80)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(58.29)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(29.43)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(50.05)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(25.30)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(25.30)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(45.92)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(25.30)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(45.92)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(41.80)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(41.80)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(33.55)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(120.15)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(66.54)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(41.80)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(136.65)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(74.79)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(50.05)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(54.17)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(66.54)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(45.92)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(25.30)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(83.04)		Ow.Inv		

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(54.17)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(91.28)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(83.04)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(0.56)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(45.92)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(107.78)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(45.92)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(58.29)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(62.42)	Cancel	Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(70.66)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(58.29)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(99.53)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(173.76)		Ow.Inv		
01/04/2020	Water Usage: 11/02/2020 to 01/04/2020		(103.66)		Ow.Inv		
02/04/2020	Water oncharges tfr to Retail Grp		121.76		Jnl	30909	
02/04/2020	Water oncharges tfr to Residential		3,338.18		Jnl	30905	
15/04/2020	Owner invoice cancellation for lot: 23/464974		99.53	Cancel	Ow.Inv		
15/04/2020	Owner invoice cancellation for lot: 59/464974		62.42	Cancel	Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(124.39)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(46.04)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(87.28)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(66.66)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(37.79)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(116.15)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(99.65)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(74.91)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(13.05)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(70.78)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(37.79)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(70.78)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(37.79)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(140.89)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(136.77)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(29.55)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(87.28)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(124.39)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(70.78)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(41.92)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(41.92)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(33.67)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(33.67)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(58.41)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(33.67)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(62.54)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(79.03)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(54.29)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(37.79)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(169.76)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(91.40)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(62.54)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(186.25)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(99.65)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(74.91)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(62.54)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(83.16)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(91.40)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(50.17)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(21.30)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(54.29)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(79.03)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(99.65)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(79.03)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(116.15)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(0.68)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/08/2020		(54.29)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(149.14)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(91.40)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(41.92)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(112.02)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(54.29)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(66.66)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(140.89)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(202.75)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(194.50)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(31.97)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(62.58)		Ow.Inv		
08/06/2020	Water Usage: 02/04/2020 to 02/06/2020		(31.97)		Ow.Inv		
08/06/2020	Water oncharges tfr to Retail Grp		126.52		Jnl	32043	
08/06/2020	Water oncharges tfr to Residential Grp		4,479.40		Jnl	32047	
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(62.23)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(70.47)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(45.73)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(33.36)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(12.74)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(49.86)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(29.24)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(33.36)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(20.99)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(45.73)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(70.47)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(74.60)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(33.36)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(8.62)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(62.23)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(45.73)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(16.87)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(16.87)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(12.74)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(29.24)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(16.87)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(33.36)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(20.99)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(20.99)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(95.22)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(29.24)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(91.09)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(45.73)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(37.48)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(49.86)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(29.24)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(12.74)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(58.10)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(45.73)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(37.48)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(49.86)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(0.37)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(25.11)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(78.72)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(0.37)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(53.98)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(29.24)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(41.61)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(78.72)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(91.09)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(124.08)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(17.53)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(42.02)		Ow.Inv		
11/07/2020	Water Usage: 03/06/2020 to 06/07/2020		(23.65)		Ow.Inv		
24/07/2020	Lot 59: Unit 507 Estimated water usage 07/07/20 to		(33.60)		Ow.Inv		
30/07/2020	Water Oncharges tfr to Retail Group		83.20		Jnl	33062	
30/07/2020	Water Oncharges tfr to Residential Group		2,305.31		Jnl	33066	
30/07/2020	Lot 59: Estimated Water Usage tfr to Residential G		33.60		Jnl	33070	
03/08/2020	Lot 16: Estimated water usage 07/07/20 to 11/08/20		(38.88)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(62.20)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(37.45)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(29.21)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(4.46)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(45.70)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)	Cancel	Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(29.21)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(37.45)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(66.32)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(66.32)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(29.21)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(4.46)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(53.95)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(20.96)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(12.71)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(29.21)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)		Ow.Inv		

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(20.96)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(16.84)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(103.43)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(82.82)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(37.45)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(20.96)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(33.33)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(49.83)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(29.21)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(8.59)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(12.71)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(37.45)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(45.70)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(33.33)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(45.70)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(0.34)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(20.96)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(70.44)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(37.45)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(41.58)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(53.95)	Cancel	Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(25.08)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(33.33)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(78.69)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(82.82)		Ow.Inv		
13/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(103.43)		Ow.Inv		
14/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(15.99)		Ow.Inv		
14/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(46.60)		Ow.Inv		
14/08/2020	Water Usage: 07/07/2020 to 06/08/2020		(22.11)		Ow.Inv		
27/08/2020	Owner invoice cancellation for lot: 16/464974		25.08	Cancel	Ow.Inv		
27/08/2020	Owner invoice cancellation for lot: 59/464974		53.95	Cancel	Ow.Inv		
07/09/2020	Water oncharges tfr to Residential Grp		2,032.55		Jnl	33678	
07/09/2020	Water oncharges tfr to Retail Grp		84.70		Jnl	33674	
08/09/2020	Lot 58: Credit adjustment		0.03		Jnl	33701	
21/09/2020	Lot 53: Estimated Water Usage 07/08/20 to 25/09/20		(50.45)		Ow.Inv		
29/10/2020	Lot 16: Water Usage 12/08/20 to 04/09/20. Includes		(24.76)		Ow.Inv		
29/10/2020	Lot 59: Water Usage 01/09/20 to 04/09/20. Includes		(7.63)		Ow.Inv		
29/10/2020	Water oncharges tfr to Residential Grp		2,214.97		Jnl	34397	
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(15.32)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(27.86)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(15.32)		Ow.Inv		
29/10/2020	Water oncharges lfr to Retail Group		58.50		Jnl	34405	
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(55.29)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(42.60)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(0.33)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(46.83)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(46.83)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)	Cancel	Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(21.47)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(42.60)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(63.74)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(72.20)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(46.83)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(42.60)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(21.47)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(17.24)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(21.47)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(34.15)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(13.01)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(97.56)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(42.60)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(84.88)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(42.60)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(46.83)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(8.78)		Ow.Inv		

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(13.01)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(76.42)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(55.29)	Cancel	Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(0.33)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(67.97)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(34.15)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(29.92)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(55.29)	Cancel	Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(25.69)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(38.38)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(76.42)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(84.88)		Ow.Inv		
29/10/2020	Water Usage: 07/08/2020 to 04/09/2020		(67.97)		Ow.Inv		
12/11/2020	Owner invoice cancellation for lot: 16/464974		29.92	Cancel	Ow.Inv		
12/11/2020	Owner invoice cancellation for lot: 53/464974		55.29	Cancel	Ow.Inv		
12/11/2020	Owner invoice cancellation for lot: 59/464974		55.29	Cancel	Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(93.51)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(68.15)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(59.69)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(13.19)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(63.92)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(68.15)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(34.33)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(21.65)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(72.38)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(21.65)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(97.74)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(106.19)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(47.01)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(42.78)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(68.15)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(55.47)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(25.87)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(34.33)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(21.65)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(17.42)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(51.24)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(42.78)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(42.78)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(17.42)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(140.01)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(59.69)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(123.10)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(76.60)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(55.47)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(34.33)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(68.15)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(63.92)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(47.01)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(13.19)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(47.01)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(63.92)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(131.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(51.24)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(59.69)	Cancel	Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(0.51)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(34.33)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(106.19)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(55.47)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(59.69)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(76.60)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(38.56)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(51.24)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(101.97)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(148.47)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(85.06)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(23.77)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(61.39)		Ow.Inv		
17/11/2020	Water Usage: 05/09/2020 to 19/10/2020		(30.04)		Ow.Inv		
20/11/2020	Water oncharges tfr to Retail Grp		115.20		Jnl	34836	
20/11/2020	Water oncharges tfr to Residential Grp		3,183.93		Jnl	34842	
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(7.92)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(20.46)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(7.92)		Ow.Inv		
20/11/2020	Water oncharges tfr to Retail Grp		36.30		Jnl	34859	
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(29.76)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(21.31)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(21.31)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(29.76)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(29.76)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(4.40)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(42.44)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(21.31)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(33.99)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(29.76)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(4.40)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		

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**Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(0.17)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(12.85)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(33.99)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(29.76)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(25.53)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(8.62)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(17.08)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(38.22)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(55.13)		Ow.Inv		
20/11/2020	Water Usage: 20/10/2020 to 03/11/2020		(33.99)		Ow.Inv		
20/11/2020	Water oncharges lfr to Residential Grp		898.19		Jnl	34855	
01/12/2020	Owner invoice cancellation for lot: 53/464974		59.69	Cancel	Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(51.05)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(42.59)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(25.68)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(13.00)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(42.59)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(17.23)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(51.05)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(55.28)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(25.68)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(34.14)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(13.00)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(13.00)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(13.00)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(25.68)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(8.77)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(84.87)		Ow.Inv		

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Building A, 8 Nugent Street - Building A, Grafton
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(25.68)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(76.41)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(51.05)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(34.14)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(25.68)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(42.59)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(8.77)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(46.82)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(0.32)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.46)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(67.96)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(38.37)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(46.82)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(8.77)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(29.91)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(59.50)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(101.78)		Ow.Inv		
07/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(72.19)		Ow.Inv		
16/12/2020	Water oncharges tfr to Residential Grp		1,924.47		Jnl	35186	
16/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(14.79)		Ow.Inv		
16/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(39.87)		Ow.Inv		
16/12/2020	Water Usage: 04/11/2020 to 01/12/2020		(21.06)		Ow.Inv		
16/12/2020	Water Oncharges tfr to Retail Grp		75.72		Jnl	35190	
05/01/2021	Lot 31: Credit adjustment		0.16		Jnl	35356	
26/01/2021	Lot 19: Water Usage 02/12/20 to 19/01/21. Includes		(25.91)		Ow.Inv		
28/01/2021	Lot 14: Estimated Water Usage 02/12/20 to 02/02/21		(91.51)	Cancel	Ow.Inv		
28/01/2021	Owner invoice cancellation for lot: 14/464974		91.51	Cancel	Ow.Inv		
05/02/2021	Owner invoice cancellation for lot: 44/464974		58.78	Cancel	Ow.Inv		
05/02/2021	Lot 44: Estimated Water Usage 02/12/20 to 10/02/21		(58.78)	Cancel	Ow.Inv		
05/03/2021	Lot 62: Water Usage 02/12/20 to 27/02/21 Includes		(203.91)		Ow.Inv		
15/03/2021	Lot 42: Water Usage 16/01/21 to 02/03/21. Includes		(73.18)		Ow.Inv		
15/03/2021	Lot 58: Water Usage 17/02/21 to 02/03/21. Includes		(29.76)		Ow.Inv		
15/03/2021	Lot 19: Water Usage 20/01/21 to 02/03/21. Includes		(42.76)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(203.95)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(64.44)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(140.53)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(81.35)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(68.67)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(127.85)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(136.31)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(39.08)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(55.99)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(64.44)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(68.67)	Cancel	Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(127.85)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(60.21)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(174.35)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(98.26)	Cancel	Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(94.03)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(55.99)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(77.12)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(110.94)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(51.76)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(64.44)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(55.99)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(34.85)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(68.67)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(85.58)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(81.35)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(102.49)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(77.12)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(39.08)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(284.27)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(144.76)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(77.12)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(246.22)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(144.76)	Cancel	Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(98.26)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(89.81)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(98.26)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(140.53)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(51.76)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(30.62)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(216.63)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(115.17)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(132.08)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(106.72)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(182.81)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(1.03)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(72.90)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(246.22)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(94.03)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(98.26)	Cancel	Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(174.35)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(39.08)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(94.03)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(203.95)	Cancel	Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(436.45)		Ow.Inv		
15/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(212.40)		Ow.Inv		
17/03/2021	Lot 64: Estimated Water charges 03/03/21 to 26/03/		(57.06)		Ow.Inv		
22/03/2021	Water oncharges tfr to Residential Grp		5,875.64		Jnl	36654	
22/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(48.07)		Ow.Inv		
22/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(117.04)		Ow.Inv		
22/03/2021	Water Usage: 02/12/2020 to 02/03/2021		(54.34)		Ow.Inv		
22/03/2021	Water oncharges tfr to Retail Grp		219.45		Jnl	36667	
22/03/2021	Out of cycle reads & Estimates tfr to Residential		286.72		Jnl	36675	
29/03/2021	Owner invoice cancellation for lot: 62/464974		203.95	Cancel	Ow.Inv		
29/03/2021	Owner invoice cancellation for lot: 58/464974		98.26	Cancel	Ow.Inv		
29/03/2021	Owner invoice cancellation for lot: 23/464974		98.26	Cancel	Ow.Inv		
29/03/2021	Owner invoice cancellation for lot: 42/464974		144.76	Cancel	Ow.Inv		
29/03/2021	Owner invoice cancellation for lot: 19/464974		68.67	Cancel	Ow.Inv		
			\$0.00				
Total expenses			\$173,328.57				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

8 on Nugent - BC 464974Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General**Long Term Maintenance Fund****Maint Bldg--Fire Protection 265800**

31/03/2021	Isolation Valve replacement		2,038.95	Paid	Inv	56339	
			<u>\$2,038.95</u>				

Maint Bldg--Height Safety Systems 266800

29/07/2020	Installation of Access System	Height Access Technology	4,642.52	Paid	DE	1633	154946
			<u>\$4,642.52</u>				

		Total expenses	\$6,681.47				
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Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Building A Residential - Nugent**Administrative Fund****Maint Bldg--Cleaning 163000**

15/04/2020	Cleaning Mar-20	Corporate Cleaners	1,606.61	Paid	DE	PFL2244	150327
28/05/2020	Cleaning Apr-20	Corporate Cleaners	1,466.91	Paid	DE	PFL2298	151996
26/06/2020	Cleaning May-20	Corporate Cleaners	1,536.76	Paid	DE	PFL2367	153303
16/07/2020	Cleaning Jun-20	Corporate Cleaners	1,536.76	Paid	DE	PFL2424	154209
13/08/2020	Cleaning Jul-20	Corporate Cleaners	1,606.61	Paid	DE	PFL2480	155487
10/09/2020	Cleaning Aug-20	Corporate Cleaners	1,466.91	Paid	DE	PFL2539	157118
20/10/2020	Cleaning Sep-20	Corporate Cleaners	1,536.76	Paid	DE	PFL2595	159728
18/11/2020	Cleaning Oct-20	Corporate Cleaners	1,536.76	Paid	DE	PFL2652	162105
24/12/2020	Cleaning Nov-20	Corporate Cleaners	1,536.76	Paid	DE	PFL2708	164014
03/02/2021	Cleaning Dec-20	I Shine Commercial Cleaners	1,214.83	Paid	DE	2	165939
11/02/2021	Cleaning Jan-21	I Shine Commercial Cleaners	1,457.79	Paid	DE	4	166596
10/03/2021	Cleaning Feb-21	I Shine Commercial Cleaners	1,457.79	Paid	DE	6	168246

\$17,961.25**Maint Bldg--Exhaust/Ventilation Systems 165600**

15/04/2020	Air Cond Maintenance checks 01/09/19 - 30/11/19	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-3-19	150303
15/04/2020	Air Cond Maintenance checks 01/12/19 - 28/02/20	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-4-19	150303
28/05/2020	Air Cond Maintenance checks 01/03/20 - 31/05/20	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-1-20	151978
20/08/2020	Air Cond Maintenance checks 01/06/20 - 31/08/20	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-2-20	155835
20/10/2020	Air Cond Maintenance checks 01/09/20 - 30/11/20	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-3-20	159692

\$2,530.00**Maint Bldg--General Repairs 167200**

17/08/2020	Remote connection updated and activated APT 506	Advanced Security Group Ltd	66.13	Paid	DE	50083069	155832
26/08/2020	Preventative Maintenance 17/07/20	Advanced Security Group Ltd	325.45	Paid	DE	50083569	156164
07/01/2021	Preventative Maintenance 12/11/20	Advanced Security Group Ltd	506.67	Paid	DE	50085434	164307
25/01/2021	Preventative Maintenance 1/01/21	Advanced Security Group Ltd	313.95	Paid	DE	50086499	165464
11/02/2021	Programmed remote 29/01/21	Advanced Security Group Ltd	66.13	Paid	DE	50086935	166531
11/02/2021	To supply 20 x access cards 26/01/21	Advanced Security Group Ltd	292.10	Paid	DE	50086751	166531
23/02/2021	To supply 20 x access cards 03/02/21	Advanced Security Group Ltd	403.65	Paid	DE	50087032	167317

\$1,974.08**Maint Bldg--Lift(s)--Telephone 170205**

29/04/2020	Lift phone 25/04/20 - 24/05/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	150920
27/05/2020	Lift phone 25/05/20 - 24/06/20	Spark New Zealand Trading	117.40	Paid	DE	306705903	152044
02/07/2020	Lift phone 25/06/20 - 24/07/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	153658
05/08/2020	Lift phone 25/07/20 - 24/08/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	155260
27/08/2020	Lift phone 25/08/20 - 24/09/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	156266
30/09/2020	Lift phone 25/09/20 - 24/10/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	158191
29/10/2020	Lift phone 25/10/20 - 24/11/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	160323
02/12/2020	Lift phone 25/11/20 - 24/12/20	Spark New Zealand Trading	117.19	Paid	DE	306705903	163095
06/01/2021	Lift phone 25/12/20 - 24/01/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	164378

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**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
29/01/2021	Lift phone 25/01/21 - 24/02/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	166006
24/02/2021	Lift phone 25/02/21 - 24/03/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	167449
24/03/2021	Lift phone 25/03/21 - 24/04/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	169283
31/03/2021	Accrual: Lift phone 25/03/21 - 24/04/21		117.19		Jnl	36993	
			\$1,523.68				
Maint Bldg--Lift--Maintenance Contract(s) 170201							
23/04/2020	IQP Inspection Mar-20	Otis Elevator Company Ltd	782.00	Paid	DE	468843	150660
07/07/2020	Lift maintenance Jul-20 - Sep-20	Otis Elevator Company Ltd	2,125.57	Paid	DE	1715416	153854
18/08/2020	Bi-annual service charge Jul-20 - Nov-20	Vestner NZ Ltd	603.75	Paid	DE	50162061	155968
10/09/2020	Lift maintenance Oct-20 - Dec-20	Otis Elevator Company Ltd	2,125.57	Paid	DE	1731948	157613
11/09/2020	Reset controller due to lift being stuck 31/07/20	Otis Elevator Company Ltd	766.59	Paid	DE	477212	157613
20/01/2021	Bi-annual Service charge Dec-20 - May-21	Vestner NZ Ltd	603.75	Paid	DE	409191	165398
11/02/2021	Lift maintenance Jan-21 - Mar-21	Otis Elevator Company Ltd	2,157.15	Paid	DE	1748525	166630
10/03/2021	Lift maintenance Apr-21 - Jun-21	Otis Elevator Company Ltd	2,157.15	Paid	DE	1764927	168292
11/03/2021	Lift Maintenance Apr-20 - Jun-20	Otis Elevator Company Ltd	2,125.57	Paid	DE	1699414	168292
31/03/2021	Prepaid: Lift maintenance Apr-21 - Jun-21		(2,157.15)		Jnl	36995	
			\$11,289.95				
Maint Bldg--Locks, Keys & Card Keys 170600							
16/04/2020	Apt 107 - Remote Dial in	Advanced Security Group Ltd	70.73	Paid	DE	50079378	150301
21/08/2020	Lot 58: Oncharge for activation of remote connect		(66.13)		Ow.Inv		
18/09/2020	Lot 34: Supply of swipe/tag		(30.00)		Ow.Inv		
18/09/2020	Lot 49: Oncharge for 2 x apartment keys @ \$20 each		(100.00)		Ow.Inv		
29/10/2020	Generation 6-36B security key for Unit 408	Hardware Direct Limited	36.00	Paid	DE	58116	160261
04/11/2020	Lot 49: Oncharge for Security Key. (see attached H		(36.00)		Ow.Inv		
12/11/2020	Program remote for Apt 506	Advanced Security Group Ltd	110.17	Paid	DE	50084660	161269
12/11/2020	Remote connection to program	Advanced Security Group Ltd	55.09	Paid	DE	50084659	161269
16/11/2020	Owner invoice cancellation for lot: 31/464974		55.09	Cancel	Ow.Inv		
16/11/2020	Lot 58: Oncharge for programming of remote. (see a		(110.17)		Ow.Inv		
16/11/2020	Lot 31: Oncharge for programming of remote. (see a		(55.09)	Cancel	Ow.Inv		
12/01/2021	Generation 6-236B master key for Unit 105	Hardware Direct Limited	26.50	Paid	DE	61012	164488
12/01/2021	Generation 6-236B master key for Unit 304	Hardware Direct Limited	26.50	Paid	DE	63055	164488
13/01/2021	Lot 13: Oncharge for keys & courier. (Hardware Dir		(26.50)		Ow.Inv		
13/01/2021	Lot 34: Oncharge for 1 x Key plus courier. (Hardw		(26.50)		Ow.Inv		
12/03/2021	Lot 49: Oncharge for garage remote (this includes		(142.00)		Ow.Inv		
25/03/2021	Recode: Oncharges key and Swipes from Gen Grp		(462.73)		Jnl	36716	
26/03/2021	Lot 23: Oncharge for apartment key		(20.00)		Ow.Inv		
30/03/2021	Generation 6-236B master key for Unit 204	Hardware Direct Limited	26.50	Paid	DE	66195	169360
30/03/2021	Lot 23: Oncharge for master Key plus freight. (see		(26.50)		Ow.Inv		
			-\$695.04				

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Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
Utility--Rubbish Removal 190800							
09/04/2020	Rubbish removal Mar-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	150033
14/05/2020	Rubbish removal Apr-20	Rubbish Direct Ltd	1,201.41	Paid	DE	3087	151398
16/06/2020	Rubbish removal May-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	152875
15/07/2020	Rubbish removal Jun-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	154330
12/08/2020	Rubbish removal Jul-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	155584
10/09/2020	Rubbish removal Aug-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	157638
14/10/2020	Rubbish removal Sep-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	159398
05/11/2020	Rubbish removal Oct-20	Rubbish Direct Ltd	1,201.41	Paid	DE	3087	160786
07/12/2020	Rubbish removal Nov-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	163506
12/01/2021	Rubbish removal Dec-20	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	164540
10/02/2021	Rubbish removal Jan-21	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	166648
02/03/2021	Rubbish removal Feb-21	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	167908
			\$13,870.62				
Utility--Water & Sewerage 191200							
02/04/2020	Water oncharges 11/02/20 to 01/04/20		(3,338.18)		Jnl	30907	
09/04/2020	Water 19/02/20 - 19/03/20	Watercare Services	1,646.78	Paid	DE	5438065-02	150053
06/05/2020	Water 19/03/20 - 21/04/20	Watercare Services	1,871.93	Paid	DE	5438065-02	151241
08/06/2020	Water Oncharges 02/04/20 to 02/06/20		(4,479.40)		Jnl	32049	
12/06/2020	Water 21/04/20 - 20/05/20	Watercare Services	1,935.45	Paid	DE	5438065-02	152760
02/07/2020	Water 20/05/20 - 19/06/20	Watercare Services	1,779.35	Paid	DE	5438065-02	153673
30/07/2020	Lot 59: Estimated Water Usage 07/07/20 - 31/08/20		(33.60)		Jnl	33072	
30/07/2020	Water oncharges 03/06/20 to 06/07/20		(2,305.31)		Jnl	33068	
12/08/2020	Water 19/06/20 - 20/07/20	Watercare Services	1,751.11	Paid	DE	5438065-02	155628
07/09/2020	Water oncharges 07/07/20 to 06/08/20		(2,032.55)		Jnl	33680	
10/09/2020	Water 20/07/20 - 19/08/20	Watercare Services	1,760.68	Paid	DE	5438065-02	157673
30/09/2020	Water 19/08/20 - 18/09/20	Watercare Services	1,853.69	Paid	DE	5438065-02	158207
29/10/2020	Water oncharges 07/08/20 to 04/09/20		(2,214.97)		Jnl	34399	
05/11/2020	Water 18/09/20 - 20/10/20	Watercare Services	1,985.99	Paid	DE	5438065-02	160815
17/11/2020	Lot 53: Water Usage 26/09/20 to 19/10/20. Includes		(31.83)		Ow.Inv		
20/11/2020	Water oncharges 20/10/20 to 03/11/20		(898.19)		Jnl	34857	
20/11/2020	Water oncharges 05/09/20 to 19/10/20		(3,183.93)		Jnl	34846	
07/12/2020	Lot 42: Estimated Water Usage 02/12/20 to 15/01/21		(80.55)		Ow.Inv		
16/12/2020	Water Oncharges 04/11/20 to 01/12/20		(1,924.47)		Jnl	35188	
24/12/2020	Water 20/10/20 - 21/11/20	Watercare Services	1,833.81	Paid	DE	5438065-02	164125
20/01/2021	Water 21/11/20 - 18/12/20	Watercare Services	1,754.55	Paid	DE	5438065-02	165404
03/02/2021	Water 18/12/20 - 20/01/21	Watercare Services	1,382.10	Paid	DE	5438065-02	166034
04/02/2021	Lot 23: Water Usage 02/12/20 to 30/01/21. Includes		(97.92)		Ow.Inv		
17/02/2021	Lot 58: Water Usage 02/12/20 to 16/02/21. Includes		(68.50)		Ow.Inv		
18/03/2021	Water 20/01/21 - 20/02/21	Watercare Services	176.04	Paid	DE	5438065-02	168837
22/03/2021	Water oncharges 02/12/20 to 02/03/21		(5,875.64)		Jnl	36656	

8 on Nugent - BC 464974**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
22/03/2021	Adjustments, Out of cycle reads & Estimates (Lots)		(286.72)		Jnl	36679	
			<u>-\$7,120.28</u>				
		Total expenses	\$41,334.26				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Retail - Nugent							
Administrative Fund							
Maint Bldg--Cleaning 163000							
15/04/2020	Cleaning + Consumables Mar-20	Corporate Cleaners	1,204.31	Paid	DE	PFL2243	150327
28/05/2020	Cleaning Apr-20	Corporate Cleaners	931.37	Paid	DE	PFL2297	151996
16/07/2020	Cleaning + Consumables May-20	Corporate Cleaners	1,057.17	Paid	DE	PFL2366	154209
16/07/2020	Cleaning Jun-20	Corporate Cleaners	1,134.04	Paid	DE	PFL2423	154209
13/08/2020	Cleaning Jul-20	Corporate Cleaners	1,180.61	Paid	DE	PFL2479	155467
10/09/2020	Cleaning Aug-20	Corporate Cleaners	1,087.47	Paid	DE	PFL2538	157118
20/10/2020	Cleaning Sep-20	Corporate Cleaners	1,134.04	Paid	DE	PFL2594	159728
18/11/2020	Cleaning + Consumables Oct-20	Corporate Cleaners	1,134.04	Paid	DE	PFL2651	162105
24/12/2020	Cleaning Nov-20	Corporate Cleaners	1,087.47	Paid	DE	PFL2707	164014
03/02/2021	Cleaning Dec-20	I Shine Commercial Cleaners	986.12	Paid	DE	1	165939
11/02/2021	Cleaning Jan-21	I Shine Commercial Cleaners	945.63	Paid	DE	3	166596
10/03/2021	Cleaning Feb-21	I Shine Commercial Cleaners	905.14	Paid	DE	5	168246
			\$12,787.41				
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary 163007							
28/05/2020	CREDIT: Sanitary services Apr-20	Ladycare Services	(106.38)	Paid	DE	223389	153117
23/06/2020	Sanitary services Jun-20 - Aug-20	Ladycare Services	319.13	Paid	DE	224287	153117
16/09/2020	Sanitary services Sep-20 - Nov-20	Ladycare Services	319.13	Paid	DE	228326	157584
24/12/2020	Sanitary services Dec-20 - Feb-20	Ladycare Services	319.13	Paid	DE	232546	164059
10/03/2021	Sanitary services Mar-21 - May-21	Ladycare Services	319.13	Paid	DE	236660	168264
			\$1,170.14				
Utility--Water & Sewerage 191200							
02/04/2020	Water oncharges 11/02/20 to 01/04/20		(121.76)		Jnl	30911	
06/05/2020	Water 19/03/20 - 21/04/20	Watercare Services	920.32	Paid	DE	5438065-01	151241
28/05/2020	Water 21/04/20 - 20/05/20	Watercare Services	846.79	Paid	DE	5438065-01	152055
08/06/2020	Water oncharges 02/04/20 to 02/06/20		(126.52)		Jnl	32045	
26/06/2020	Water 20/05/20 - 19/06/20	Watercare Services	927.93	Paid	DE	5438065-01	153369
30/07/2020	Water Oncharges 03/06/20 to 06/07/20		(83.20)		Jnl	33064	
12/08/2020	Water 19/06/20 - 20/07/20	Watercare Services	935.60	Paid	DE	5438065-01	155628
07/09/2020	Water oncharges 07/07/20 to 06/08/20		(84.70)		Jnl	33676	
09/09/2020	Water 20/07/20 - 19/08/20	Watercare Services	1,013.11	Paid	DE	5438065-01	157224
30/09/2020	Water 19/08/20 - 18/09/20	Watercare Services	1,075.81	Paid	DE	5438065-01	158207
29/10/2020	Water oncharges 07/08/20 to 04/09/20		(58.50)		Jnl	34407	
02/11/2020	Water 18/09/20 - 20/10/20	Watercare Services	1,028.81	Paid	DE	5438065-01	160815
20/11/2020	Water oncharges 05/09/20 to 19/10/20		(115.20)		Jnl	34838	
20/11/2020	Water oncharges 20/10/20 to 03/11/20		(36.30)		Jnl	34861	
02/12/2020	Water 20/10/20 - 19/11/20	Watercare Services	1,125.96	Paid	DE	5438065-01	163125
16/12/2020	Water oncharges 04/11/20 to 01/12/20		(75.72)		Jnl	35192	
06/01/2021	Water 19/11/20 - 18/12/20	Watercare Services	1,105.58	Paid	DE	5438065-01	164399
29/01/2021	Water 18/12/20 - 20/01/21	Watercare Services	1,945.81	Paid	DE	5438065-01	166034
02/03/2021	Water 20/01/21 - 18/02/21	Watercare Services	3,550.84	Paid	DE	5438065-01	167940
22/03/2021	Water oncharges 02/12/20 to 02/03/21		(219.45)		Jnl	36669	

8 on Nugent - BC 464974**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
<hr/>							
Building A Retail - Nugent							
31/03/2021	Water 18/02/21 - 22/03/21	Watercare Services	4,082.25	Paid	DE	5438065-01	169368
			<u>\$17,637.46</u>				
<hr/>							
		Total expenses	\$31,595.01				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Auckland Property Management Ltd

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Outstanding Owner Invoices

As at 31/03/2021



Due	Lot	Unit	Owner	Description	Account name	Invoice amount	Unpaid
Body Corporate 464974				Building A, 8 Nugent Street - Building A, Grafton Auckland 1023			
13/01/2021	13	105	Fel Fel Tang & Jie Wen	Lot 13: Oncharge for keys & courier. (Hardware Direct Inv#61012)	Maint Bldg--Locks, Keys & Card Keys	26.50	26.50
10/03/2021	19	111	Creighton Family Trust	Lot 19: Unit 111 Section 146 Pre-Contract Disclosure Statement	Admin--Sections 146/147/148 Fees	339.75	339.75
17/03/2021	64	602	isabella Rose Howie	Lot 64: Estimated Water charges 03/03/21 to 26/03/21	Utility--Water & Sewerage	57.06	57.06
26/03/2021	23	204	Shankar & Shanta Sankaran Family Trust	Lot 23: Oncharge for apartment key	Maint Bldg--Locks, Keys & Card Keys	20.00	20.00
30/03/2021	23	204	Shankar & Shanta Sankaran Family Trust	Lot 23: Oncharge for master Key plus freight. (see attached Hardware Direct Inv#66195 for details)	Maint Bldg--Locks, Keys & Card Keys	26.50	26.50
							469.81

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Outstanding Creditors

As at 31/03/2021



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Due date	Invoice	Description	Amount	GST
Fire Security Services 2016 Limited				
01/04/2021	56339	Isolation Valve replacement	2,038.95	0.00
			2,038.95	0.00
		Total outstanding invoices	\$2,038.95	\$0.00

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Aged Arrears List

8 on Nugent - BC 464974



Lot	Unit	Name	Balance	Prepaid	interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
5	5	Neil Properties Limited	54.34	0.00	0.00	54.34	0.00	0.00	0.00	0.00	
10	102	Lincoln Street Trust	64.44	0.00	0.00	64.44	0.00	0.00	0.00	0.00	
13	105	Fei Fei Tang & Jie Wen	26.50	0.00	0.00	0.00	0.00	0.00	26.50	0.00	22/12/2020
16	108	Weslie Properties Ltd	39.08	0.00	0.00	39.08	0.00	0.00	0.00	0.00	
19	111	Creighton Family Trust	339.75	0.00	0.00	0.00	339.75	0.00	0.00	0.00	
23	204	Shankar & Shanta Sankaran Family Trust	50.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	
35	305	Jieying Zheng & Kim Pao Ng	102.40	0.00	0.00	102.40	0.00	0.00	0.00	0.00	
45	404	Michael Bartlett & Sarah Byron-Wood	98.26	0.00	0.00	98.26	0.00	0.00	0.00	0.00	
51	410	Florent Michel Pieri & Georgia Kate Pieri	132.08	0.00	0.00	132.08	0.00	0.00	0.00	0.00	
54	502	Carl Black & Anupriya Chaudhary	1.03	0.00	0.00	1.03	0.00	0.00	0.00	0.00	
64	602	Isabella Rose Howie	57.06	0.00	0.00	57.06	0.00	0.00	0.00	0.00	
			954.94	0.00	0.00	598.69	339.75	0.00	26.50	0.00	

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Investments As of 31/03/2021



Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 464974	Building A, 8 Nugent Street - Building A, Grafton Auckland		1023		
ASB Bank Limited	Nugent St Bldg A Admin	123111	0007102 037	43.97	0.00
ASB Bank Limited	Nugent St Bldg A LTMF	123111	0007110 037	0.00	79,767.21
				43.97	79,767.21

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Balance Sheet - Group

As at 31/03/2021



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	2,558.29
Owners Equity--Admin	6,371.50
	<u>8,929.79</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	28,306.75
Owners Equity--LTMF	149,215.25
	<u>177,522.00</u>

Net owners' funds

\$186,451.79

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	11,067.89
Investment #1 - Savings--Admin	43.97
Receivable--Owners--Admin	1,231.59
	<u>12,343.45</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	99,793.74
Investment #1 - Savings--LTMF	79,767.21
	<u>179,560.95</u>

Unallocated Money

Cash at Bank--Unallocated	282.73
	<u>282.73</u>

Total assets

192,187.13

Less liabilities

Administrative Fund

Accrued Expenses--Admin	3,413.66
	<u>3,413.66</u>

Long Term Maintenance Fund

Creditors--Other--LTMF	2,038.95
	<u>2,038.95</u>

Unallocated Money

Prepaid Levies--Unallocated	282.73
	<u>282.73</u>

Total liabilities

5,735.34

Net assets

\$186,451.79

Building A Residential - Nugent

Current period

Owners' funds**Administrative Fund**

Operating Surplus/Deficit--Admin	2,417.97
Owners Equity--Admin	13,340.42
	<u>15,758.39</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	0.00
	<u>0.00</u>

Net owners' funds\$15,758.39**Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin	13,645.43
Prepaid Expenses--Admin	2,157.15
Receivable--Owners--Admin	73.00
	<u>15,875.58</u>

Long Term Maintenance Fund0.00*Total assets*15,875.58**Less liabilities****Administrative Fund**

Accrued Expenses--Admin	117.19
	<u>117.19</u>

Long Term Maintenance Fund0.00*Total liabilities*117.19**Net assets**\$15,758.39

Building A Retail - Nugent**Current period****Owners' funds****Administrative Fund**

Operating Surplus/Deficit--Admin

(8,095.09)

Owners Equity--Admin

5,251.84

(2,843.25)**Long Term Maintenance Fund**

Operating Surplus/Deficit--LTMF

0.00

0.00**Net owners' funds**-\$2,843.25**Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin

(2,843.25)

(2,843.25)**Long Term Maintenance Fund**0.00*Total assets*(2,843.25)**Less liabilities****Administrative Fund**0.00**Long Term Maintenance Fund**0.00*Total liabilities*0.00**Net assets**-\$2,843.25

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Income & Expenditure Statement - Group for the financial year to 31/03/2021



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Administrative Fund

	Current period 01/04/2020-31/03/2021	Annual budget 01/04/2020-31/03/2021	Previous year 01/04/2019-31/03/2020
Revenue			
Admin Rebate	532.32	0.00	512.69
AECT Dividend	280.00	0.00	375.00
Income Tax Refund	25.81	0.00	104.28
Interest on Arrears--Admin	44.95	0.00	62.42
Interest on Investments--Admin	3.90	0.00	0.81
Levies Due--Admin	174,999.88	175,000.00	174,999.88
<i>Total revenue</i>	<u>175,886.86</u>	<u>175,000.00</u>	<u>176,055.08</u>
Less expenses			
Admin--Administration Fee--Standard	15,010.00	15,010.00	15,010.00
Admin--Health & Safety	0.00	0.00	977.50
Admin--Legal Fees	0.00	400.00	0.00
Admin--Levy Contribution--Precinct Assoc	14,310.00	14,310.00	17,225.00
Admin--Long Term Maintenance Fund Plan	667.00	750.00	0.00
Admin--Meeting Room Expenses	0.00	0.00	287.50
Insurance--Premiums	57,523.08	50,000.00	49,368.00
Insurance--Valuation	460.00	750.00	437.00
Maint Bldg -- Chemwash	2,633.50	8,500.00	11,925.50
Maint Bldg--Car Park	3,377.88	5,000.00	5,294.30
Maint Bldg--Electrical Thermographic Survey	1,510.00	0.00	0.00
Maint Bldg--Fire Protection	1,898.49	1,300.00	1,269.28
Maint Bldg--Fire Protection--Evacuation Plan	3,047.51	0.00	0.00
Maint Bldg--General Repairs	15,950.39	15,000.00	20,483.81
Maint Bldg--Locks, Keys & Card Keys	(142.00)	0.00	(570.74)
Maint Bldg--W O F	3,289.75	2,000.00	3,036.00
Staff--Contract Building Manager	25,099.96	26,500.00	23,874.99
Utility--Electricity	28,593.01	29,000.00	28,650.72
<i>Total expenses</i>	<u>173,328.57</u>	<u>168,520.00</u>	<u>177,268.86</u>
Surplus/Deficit	<u>2,558.29</u>	<u>6,480.00</u>	<u>(1,213.78)</u>
Opening balance	6,371.50	6,371.50	7,585.28
Closing balance	<u>\$8,929.79</u>	<u>\$12,851.50</u>	<u>\$6,371.50</u>

General**Long Term Maintenance Fund**

	Current period	Annual budget	Previous year
	01/04/2020-31/03/2021	01/04/2020-31/03/2021	01/04/2019-31/03/2020
Revenue			
Interest on Arrears--LTMF	8.75	0.00	12.26
Interest on Investments--LTMF	179.43	0.00	167.58
Levies Due--LTMF	34,800.04	34,800.00	34,800.04
<i>Total revenue</i>	<u>34,988.22</u>	<u>34,800.00</u>	<u>34,979.88</u>
Less expenses			
Maint Bldg--Fire Protection	2,038.95	1,200.00	3,708.75
Maint Bldg--Height Safety Systems	4,642.52	0.00	0.00
Maint Bldg--Project--General Repair	0.00	10,000.00	0.00
<i>Total expenses</i>	<u>6,681.47</u>	<u>11,200.00</u>	<u>3,708.75</u>
Surplus/Deficit	<u>28,306.75</u>	<u>23,600.00</u>	<u>31,271.13</u>
Opening balance	149,215.25	149,215.25	117,944.12
Closing balance	<u>\$177,522.00</u>	<u>\$172,815.25</u>	<u>\$149,215.25</u>

Building A Residential - Nugent**Administrative Fund**

	Current period 01/04/2020-31/03/2021	Annual budget 01/04/2020-31/03/2021	Previous year 01/04/2019-31/03/2020
Revenue			
Interest on Arrears--Admin	2.35	0.00	19.57
Levies Due--Admin	43,749.88	43,750.00	43,749.88
<i>Total revenue</i>	43,752.23	43,750.00	43,769.45
Less expenses			
Maint Bldg--Cleaning	17,961.25	17,000.00	17,715.88
Maint Bldg--Exhaust/Ventilation Systems	2,530.00	2,050.00	4,034.92
Maint Bldg--Fire Protection	0.00	250.00	0.00
Maint Bldg--General Repairs	1,974.08	2,500.00	638.40
Maint Bldg--Lift(s)--Telephone	1,523.68	1,600.00	1,406.28
Maint Bldg--Lift--Maintenance Contract(s)	11,289.95	10,500.00	11,034.93
Maint Bldg--Locks, Keys & Card Keys	(695.04)	350.00	937.75
Utility--Rubbish Removal	13,870.62	13,500.00	13,757.02
Utility--Water & Sewerage	(7,120.28)	500.00	(1,479.32)
<i>Total expenses</i>	41,334.26	48,250.00	48,045.86
Surplus/Deficit	2,417.97	(4,500.00)	(4,276.41)
Opening balance	13,340.42	13,340.42	17,616.83
Closing balance	\$15,758.39	\$8,840.42	\$13,340.42

Building A Retail - Nugent**Administrative Fund**

	Current period 01/04/2020-31/03/2021	Annual budget 01/04/2020-31/03/2021	Previous year 01/04/2019-31/03/2020
Revenue			
Levies Due--Admin	23,499.92	23,500.00	23,499.92
<i>Total revenue</i>	23,499.92	23,500.00	23,499.92
Less expenses			
Maint Bldg--Cleaning	12,787.41	15,000.00	15,510.37
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary	1,170.14	1,500.00	1,276.52
Maint Bldg--Exhaust/Ventilation Systems	0.00	575.00	0.00
Maint Bldg--General Repairs	0.00	1,500.00	365.50
Utility--Water & Sewerage	17,637.46	3,500.00	7,631.85
<i>Total expenses</i>	31,595.01	22,075.00	24,784.24
Surplus/Deficit	(8,095.09)	1,425.00	(1,284.32)
Opening balance	5,251.84	5,251.84	6,536.16
Closing balance	-\$2,843.25	\$6,676.84	\$5,251.84



Client Statement

Client Name: Nugent St Bldg A Admin
Client Known As: Admin
Client Account: 12-3111-0007102-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2020	Opening Balance			\$4,040.07
30 Apr 2020	Interest		\$1.16	\$4,041.23
30 Apr 2020	Tax @ 28.00%	\$0.32		\$4,040.91
30 Apr 2020	Admin Fee	\$0.06		\$4,040.85
29 May 2020	Interest		\$1.12	\$4,041.97
29 May 2020	Tax @ 28.00%	\$0.31		\$4,041.66
29 May 2020	Admin Fee	\$0.06		\$4,041.60
30 Jun 2020	Interest		\$1.24	\$4,042.84
30 Jun 2020	Tax @ 28.00%	\$0.34		\$4,042.50
30 Jun 2020	Admin Fee	\$0.07		\$4,042.43
31 Jul 2020	Interest		\$1.20	\$4,043.63
31 Jul 2020	Tax @ 28.00%	\$0.33		\$4,043.30
31 Jul 2020	Admin Fee	\$0.07		\$4,043.23
27 Aug 2020	Tfr to CAB	\$4,000.00		\$43.23
31 Aug 2020	Interest		\$1.01	\$44.24
31 Aug 2020	Tax @ 28.00%	\$0.28		\$43.96
31 Aug 2020	Admin Fee	\$0.05		\$43.91
30 Sep 2020	Interest		\$0.01	\$43.92
30 Oct 2020	Interest		\$0.01	\$43.93
30 Nov 2020	Interest		\$0.01	\$43.94
31 Dec 2020	Interest		\$0.01	\$43.95
29 Jan 2021	Interest		\$0.01	\$43.96
26 Feb 2021	Interest		\$0.01	\$43.97
31 Mar 2021	Closing Balance			\$43.97

Client Statement

Date Generated: 13 Apr 2021 13:25:06

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Client Statement

Client Name: Nugent St Bldg A LTMF
Client Known As: LTMF
Client Account: 12-3111-0007110-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2020	Opening Balance			\$139,587.78
30 Apr 2020	Interest		\$40.16	\$139,627.94
30 Apr 2020	Tax @ 28.00%	\$11.24		\$139,616.70
30 Apr 2020	Admin Fee	\$2.17		\$139,614.53
29 May 2020	Interest		\$38.83	\$139,653.36
29 May 2020	Tax @ 28.00%	\$10.87		\$139,642.49
29 May 2020	Admin Fee	\$2.10		\$139,640.39
24 Jun 2020	Tfr to CAB	\$60,000.00		\$79,640.39
30 Jun 2020	Interest		\$38.82	\$79,679.21
30 Jun 2020	Tax @ 28.00%	\$10.86		\$79,668.35
30 Jun 2020	Admin Fee	\$2.10		\$79,666.25
31 Jul 2020	Interest		\$23.68	\$79,689.93
31 Jul 2020	Tax @ 28.00%	\$6.63		\$79,683.30
31 Jul 2020	Admin Fee	\$1.28		\$79,682.02
31 Aug 2020	Interest		\$23.69	\$79,705.71
31 Aug 2020	Tax @ 28.00%	\$6.63		\$79,699.08
31 Aug 2020	Admin Fee	\$1.28		\$79,697.80
30 Sep 2020	Interest		\$21.18	\$79,718.98
30 Sep 2020	Tax @ 28.00%	\$5.93		\$79,713.05
30 Sep 2020	Admin Fee	\$1.14		\$79,711.91
30 Oct 2020	Interest		\$16.38	\$79,728.29
30 Oct 2020	Tax @ 28.00%	\$4.58		\$79,723.71
30 Oct 2020	Admin Fee	\$0.89		\$79,722.82
30 Nov 2020	Interest		\$16.93	\$79,739.75
30 Nov 2020	Tax @ 28.00%	\$4.74		\$79,735.01
30 Nov 2020	Admin Fee	\$0.91		\$79,734.10
31 Dec 2020	Interest		\$16.93	\$79,751.03
31 Dec 2020	Tax @ 28.00%	\$4.74		\$79,746.29
31 Dec 2020	Admin Fee	\$0.91		\$79,745.38
29 Jan 2021	Interest		\$15.84	\$79,761.22
29 Jan 2021	Tax @ 28.00%	\$4.43		\$79,756.79
29 Jan 2021	Admin Fee	\$0.86		\$79,755.93
26 Feb 2021	Interest		\$9.72	\$79,765.65
26 Feb 2021	Tax @ 28.00%	\$2.72		\$79,762.93
26 Feb 2021	Admin Fee	\$0.53		\$79,762.40
31 Mar 2021	Interest		\$7.21	\$79,769.61
31 Mar 2021	Tax @ 28.00%	\$2.01		\$79,767.60
31 Mar 2021	Admin Fee	\$0.39		\$79,767.21
31 Mar 2021	Closing Balance			\$79,767.21

Client Statement

Date Generated: 13 Apr 2021 13:25:06

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

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Licensed (REAA 2008), MREINZ



ANNUAL REPORTS

for the financial year to 31/03/2022

Body Corporate 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland
1023

Manager: Donna Holroyd

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Detailed Expenses for the financial year from 01/04/2021 to 31/03/2022



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
 Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

Administrative Fund

Admin-Administration Fee-Standard 154000

02/06/2021	Administration Fees June 2021	Auckland Property	4,000.00	Paid	DE		173694
02/09/2021	Administration Fees September 2021	Auckland Property	4,000.00	Paid	DE		178968
02/12/2021	Administration Fees December 2021	Auckland Property	4,000.00	Paid	DE		183659
02/03/2022	Administration Fees March 2022	Auckland Property	4,000.00	Paid	DE		188531

\$16,000.00

Admin-APM Debt Recovery Costs 155005

13/10/2021	Lot 14: Debt administration fees		(86.25)		Ow.Inv		
14/03/2022	Lot 41: Debt administration fees		(86.25)		Ow.Inv		
31/03/2022	Accrual FYE Mar-22 Debt Recovery Fee		172.50		Jnl	43296	
31/03/2022	Accrual Err Canceled INV FYE Mar-22 Fee		(172.50)		Jnl	43300	
31/03/2022	FYE Mar-22 Debt Recovery Fee		172.50	Cancel	Inv		

\$0.00

Admin-Levy Contribution-Precinct Assoc 153500

09/06/2021	Levies 01/04/21 - 31/03/22, 1st ins of 4	Auckland Property	4,306.25	Paid	DE	5988	174143
25/08/2021	Levies 01/04/21 - 31/03/22, 2nd ins of 4	Auckland Property	4,306.25	Paid	DE	5988	178767
13/12/2021	Levies 01/04/21 - 31/03/22, 3rd ins of 4	Auckland Property	4,306.25	Paid	DE	5988	184775
15/02/2022	Levies 01/04/21 - 31/03/22, 4th ins of 4	Auckland Property	4,306.25	Paid	DE	5988	187941

\$17,225.00

Admin-Sections 146/147/148 Fees 156000

01/04/2021	Reversal: Accrual: Disclosure fees FYE 31/03/21		(1,029.78)		Jnl	36954	
06/04/2021	Disclosure Statement Fees April 2021	Auckland Property	373.75	Paid	DE		169652
25/05/2021	Lot 15: Unit 107, Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
02/06/2021	Disclosure Statement Fees June 2021	Auckland Property	339.75	Paid	DE		173694
02/06/2021	Disclosure Statement Fees June 2021	Auckland Property	339.25	Paid	DE		173694
10/06/2021	Lot 19: Unit 111, Section 146 Pre-Contract Disclos		(396.75)		Ow.Inv		
02/07/2021	Disclosure Statement Fees July 2021	Auckland Property	396.75	Paid	DE		175630
06/07/2021	Lot 15: Unit 107, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
12/07/2021	Lot 45: Unit 404, Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
29/07/2021	Lot 24: Unit 205 Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
03/08/2021	Disclosure Statement Fees August 2021	Auckland Property	373.75	Paid	DE		177316
05/08/2021	Lot 19: Unit 111, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
11/08/2021	Lot 45: Unit 404, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
02/09/2021	Disclosure Statement Fees September 2021	Auckland Property	339.25	Paid	DE		178968
02/09/2021	Disclosure Statement Fees September 2021	Auckland Property	339.25	Paid	DE		178968
03/09/2021	Lot 14: Unit 106, Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
04/10/2021	Disclosure Statement Fees October 2021	Auckland Property	373.75	Paid	DE		180385
04/10/2021	Disclosure Statement Fees October 2021	Auckland Property	373.75	Paid	DE		180385
04/10/2021	Lot 24: Unit 205, Section 147 Pre-Settlement Discl		(431.25)		Ow.Inv		
18/10/2021	Lot 14: Unit 106, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
02/11/2021	Disclosure Statement Fees November 2021	Auckland Property	431.25	Paid	DE		182211
02/12/2021	Disclosure Statement Fees December 2021	Auckland Property	373.75	Paid	DE		183659
02/12/2021	Disclosure Statement Fees December 2021	Auckland Property	339.25	Paid	DE		183659
31/03/2022	Accrual FYE Mar-22 Disclosure Fee		316.28		Jnl	43298	
			\$0.00				
Insurance--Claim--Payout 159101							
27/04/2021	Unit 210 Balcony Glass broken/remove/replace-claim	Auckland Glasspro Limited	837.20	Paid	DE	1713	171037
18/05/2021	Apt 210 Glass Balustrade shattered payout		(687.20)		Rct	328322	
			\$150.00				
Insurance--Premiums 159100							
03/08/2021	Commercial Package 31/05/21 - 31/05/22	Crombie Lockwood (New -	58,196.28	Paid	DE	M00317792	177539
			\$58,196.28				
Maint Bldg -- Chemwash 162900							
28/04/2021	Building wash & window clean 16/04/21	Off The Ledge Limited	5,290.00	Paid	DE	114627	171432
09/12/2021	Window cleaning	Off The Ledge Limited	2,162.00	Paid	DE	115053	184389
03/03/2022	Tile cleaning -all levels common areas	Jims Carpet Cleaning	720.00	Paid	DE	71	189130
23/03/2022	Buidling wash & window clean 16/03/22		5,290.00	Paid	Inv	115348	
			\$13,462.00				
Maint Bldg--Car Park 161800							
19/05/2021	A7 Grouping Levies 1/4/2020 - 31/3/2021 3 of 4	Neil Properties Limited	844.47	Paid	DE	4406	173116
21/07/2021	A7 Grouping Levies 1/4/2021 - 31/3/2022 1 of 4	Neil Properties Limited	700.59	Paid	DE	4449	176842
08/02/2022	A7 Grouping Levies 01/04/2021 - 31/03/2022 2 of 4	Neil Properties Limited	700.59	Paid	DE	4463	187587
08/02/2022	A7 Grouping Levies 01/04/21 - 31/03/22 3 of 4	Neil Properties Limited	700.59	Paid	DE	4475	187587
01/03/2022	A7 Grouping Levies 01/04/22 - 31/03/22 4 of 4	Neil Properties Limited	700.59	Paid	DE	4499	189324
			\$3,646.83				
Maint Bldg--Fire Protection 165800							
21/04/2021	Fire System monitoring Apr-21 - Jun-21	Fire Security Services 2016	317.32	Paid	DE	PBQA-00555 83	170857
22/07/2021	Fire System monitoring Jul-21 - Sep-21	Fire Security Services 2016	317.32	Paid	DE	59912	176795
23/09/2021	Fire System monitoring Oct-21 - Dec-21	Fire Security Services 2016	317.32	Paid	DE	PBQA-00639 34	180055
24/12/2021	Fire System monitoring Jan-21 - Mar-21	Fire Security Services 2016	317.32	Paid	DE	22058	185544
			\$1,269.28				
Maint Bldg--Fire Protection--Evacuation Plan 165830							

8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
17/08/2021	Scheduling & conducting trial evacuation Jul-21	Safety First Auckland	519.81	Paid	DE	46115	178443
14/03/2022	Annual Survey - Fire Extinguishers	Fire Security Services 2016	246.10	Paid	DE	31071	189662
			\$765.91				
Maint Bldg-General Repairs 167200							
01/04/2021	Monthly lighting test Mar-21 +replaced 3 downlight	CGIE Maintenance Limited	383.88	Paid	DE	5334	169539
01/04/2021	Reversal: Accrual: Monthly lighting test Mar-21 &		(383.88)		Jnl	36854	
25/05/2021	Replacement lift key lost by Apt 601 on move out.	Vertical Building Management	50.00	Paid	DE	210517	173627
28/05/2021	Lot 63: Replacement lift key lost by Apt 601 on mo		(50.00)		Ow.Inv		
30/06/2021	3m emergency lighting test Apr-21	CGIE Maintenance Limited	3,319.60	Paid	DE	5413	175513
30/06/2021	Monthly lighting test Apr-21 + replace 2 downlight	CGIE Maintenance Limited	347.92	Paid	DE	5418	175513
30/06/2021	Monthly lighting test May-21 + replace 2 tubes	CGIE Maintenance Limited	287.85	Paid	DE	5494	175513
30/06/2021	Monthly lighting test Jun-21 + replace 1 downlight	CGIE Maintenance Limited	228.59	Paid	DE	5584	175513
30/06/2021	Stainless steel kick plates	Vertical Building Management	275.00	Paid	DE	210602	175600
30/06/2021	Repair lights out on floors	CGIE Maintenance Limited	354.08	Paid	DE	5597	175513
29/07/2021	3m emergency light test Jun-21 +replaced batteries	CGIE Maintenance Limited	680.00	Paid	DE	5630	177124
03/08/2021	Common area door adjustment	Hardware Direct Limited	232.50	Paid	DE	3011	177563
23/08/2021	Monthly lighting test Jul-21	CGIE Maintenance Limited	965.43	Paid	DE	5738	178780
23/08/2021	Manage card holders in Gallagher Command Cente	Advanced Security Group Ltd	151.34	Paid	DE	50088826	178748
25/08/2021	Rubbish room air freshner dispenser	Vertical Building Management	120.00	Paid	DE	210819	178909
25/08/2021	Supply & install hinges to main door	Hardware Direct Limited	337.38	Paid	DE	3063	178819
07/09/2021	Monthly lighting test + sensor replacement Aug-21	CGIE Maintenance Limited	415.38	Paid	DE	5766	179452
06/10/2021	2x Commercial Toilets Bulbs	Vertical Building Management	40.25	Paid	DE	210929	180734
07/10/2021	Monthly Light test + 4x bulb replacement Sept-21	CGIE Maintenance Limited	331.23	Paid	DE	5833	180605
07/10/2021	3m emerg Lighting test Sept-21	CGIE Maintenance Limited	172.50	Paid	DE	5836	180605
04/11/2021	Attend site intercom not ringing & entry door	Advanced Security Group Ltd	365.13	Paid	DE	50091695	183139
04/11/2021	CREDIT; APT105 intercom & Building A main door	Advanced Security Group Ltd	(365.13)	Paid	DE	CR50091695	183139
11/11/2021	Monthly Light test+sensor/Led lamp Oct-21	CGIE Maintenance Limited	506.29	Paid	DE	5910	182815
17/11/2021	Attend site to fix door's button	Advanced Security Group Ltd	224.88	Paid	DE	50089473	183139
08/12/2021	Attend site - front entrance door beeping	Advanced Security Group Ltd	286.12	Paid	DE	50090433	184269
08/12/2021	Attend site - back entrance door by mailroom	Advanced Security Group Ltd	560.63	Paid	DE	50092008	184269
09/12/2021	Preventative Maintenance CCTV&Acces Control 29/11	Advanced Security Group Ltd	892.94	Paid	DE	50092286	184269
09/12/2021	Planned Preventative Maintenance	Advanced Security Group Ltd	313.95	Paid	DE	50090048	184269
10/12/2021	Monthly Light test Nov-21	CGIE Maintenance Limited	109.25	Paid	DE	5956	184794
23/12/2021	Replace intercom x1	Advanced Security Group Ltd	297.34	Paid	DE	50092617	185316
23/12/2021	3m emergency light test Dec-21	CGIE Maintenance Limited	172.50	Paid	DE	6031	185345
23/12/2021	Monthly Light test Dec-21	CGIE Maintenance Limited	109.25	Paid	DE	6038	185345
16/02/2022	Monthly Light test+replaced 2 down lights Jan-22	CGIE Maintenance Limited	1,142.72	Paid	DE	6127	187952
21/02/2022	Monthly Light test+replaces down lights Feb-22	CGIE Maintenance Limited	241.50	Paid	DE	6180	189182

8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
28/02/2022	Program remote oncharge Apt 601	Advanced Security Group Ltd	80.50	Paid	DE	50094829	189633
01/03/2022	Planned Preventative maintenance	Advanced Security Group Ltd	892.94	Paid	DE	50093513	189633
10/03/2022	Planned Preventative Maintenance	Advanced Security Group Ltd	552.64	Paid	DE	50095021	189633
28/03/2022	3m emergency light test Mar-22	CGIE Maintenance Limited	380.03	Paid	DE	6270	190240
28/03/2022	Monthly Light test+replaces down lights Mar-22	CGIE Maintenance Limited	316.65	Paid	DE	6271	190240
			\$15,339.18				
Maint Bldg–Lift–Maintenance Contract(s) 170201							
31/03/2022	Reverse Err JNL 43294 Lift Maint Apr-22-Jun-22		2,228.36		Jnl	43304	
31/03/2022	Adjust Prepaid Lift Maintenance Apr-22 - Jun-22		(2,228.36)		Jnl	43294	
			\$0.00				
Maint Bldg–Locks, Keys & Card Keys 170600							
30/06/2021	Lot 11: Supply of 2 button remote		(142.00)		Ow.Inv		
25/11/2021	Move oncharge to Residential Grp		142.00		Jnl	41771	
04/03/2022	Owner invoice cancellation for lot: 63/464974		142.50	Cancel	Ow.Inv		
04/03/2022	Lot 63: Oncharge for 1 remote plus programming.		(142.50)	Cancel	Ow.Inv		
			\$0.00				
Maint Bldg–Roof Anchor points 172801							
19/01/2022	Inspection of fall arrest system	Height Access Technology	3,050.25	Paid	DE	2334	186512
			\$3,050.25				
Maint Bldg–W O F 175700							
28/04/2021	Monthly inspection Apr-21	Argest Technical Services	149.50	Paid	DE	118180	171354
09/06/2021	BWOF Renewal	Auckland Council - BWOF	150.00	Paid	DE	25010070679 2	174141
23/07/2021	Building Inspection Jun-21 - Aug-21	Argest Technical Services	638.25	Paid	DE	118906	177107
29/07/2021	BWOF 2021/Backflow/IQP passive inspections	Argest Technical Services	908.50	Paid	DE	118601	177107
07/10/2021	Monthly inspection Sept-21 - Nov-21 + CR for Covid	Argest Technical Services	488.75	Paid	DE	119642	180595
13/12/2021	BWOF & Annual Inspection Dec-21 - Feb-22	Argest Technical Services	638.25	Paid	DE	120200	184767
24/02/2022	Annual testing & inspection of hydrant riser sys	Nova Flowtec Services Ltd	862.50	Paid	DE	3698	188431
25/03/2022	BWOF & Annual Inspection Mar-22 - May-22	Argest Technical Services	638.25	Paid	DE	120969	190228
			\$4,474.00				
Staff–Contract Building Manager 182600							
06/04/2021	Building Management Fees Mar-21	Vertical Building Management	2,208.33	Paid	DE	010421	169650
04/05/2021	Building Management Fees Apr-21	Vertical Building Management	2,208.33	Paid	DE	010521	171547
01/06/2021	Building Management Fees May 21	Vertical Building Management	2,208.33	Paid	DE	010621	173681
01/07/2021	Building Management Fees Jun-21	Vertical Building Management	2,208.33	Paid	DE	010721	175612
02/08/2021	Building Management Fees Jul-21	Vertical Building Management	2,208.33	Paid	DE	010821	177266
01/09/2021	Building Management Fees Aug-21	Vertical Building Management	2,208.33	Paid	DE	010921	178958
04/10/2021	Building Management Fees Sep-21	Vertical Building Management	2,208.33	Paid	DE	011021	180378
01/11/2021	Building Management Fees Oct-21	Vertical Building Management	2,208.33	Paid	DE	011121	182196
02/12/2021	Building Management Fees Nov-21	Vertical Building Management	2,208.33	Paid	DE	011221	183660
05/01/2022	Building Management Fees Dec-21	Vertical Building Management	2,250.00	Paid	DE	010122	185607
02/02/2022	Building Management Fees Jan-22	Vertical Building Management	2,250.00	Paid	DE	010222	187016

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
01/03/2022	Building Management Fees Feb-22	Vertical Building Management	2,250.00	Paid	DE	010322	188528
31/03/2022	Accrual Building Management Fee Mar-22		2,250.00		Jnl	43290	
			\$28,874.97				
Utility--Electricity 190200							
01/04/2021	Reversal: Accrual: Estimated Electricity 03/02/21		(2,000.00)		Jnl	36998	
09/04/2021	Electricity 04/02/21 - 04/03/21	Mercury Energy	1,974.55	Paid	DE	113-083-157	169790
09/04/2021	Electricity 05/03/21 - 31/03/21	Mercury Energy	1,948.15	Paid	DE	113-083-157	169790
11/05/2021	Electricity 01/04/21 - 03/05/21	Mercury Energy	2,598.74	Paid	DE	113-083-157	172486
09/06/2021	Electricity 04/05/21 - 01/06/21	Mercury Energy	2,393.67	Paid	DE	113-083-157	174189
21/07/2021	Electricity 02/06/21 - 01/07/21	Mercury Energy	2,065.35	Paid	DE	113-083-157	176837
11/08/2021	Electricity 02/07/21 - 02/08/21	Mercury Energy	1,802.83	Paid	DE	113-083-157	178037
13/09/2021	Electricity 03/08/21 - 01/09/21	Mercury Energy	2,407.53	Paid	DE	113-083-157	179842
06/10/2021	Electricity 02/09/21 - 01/10/21	Mercury Energy	2,381.45	Paid	DE	113-083-157	180666
11/11/2021	Electricity 02/10/21 - 02/11/21	Mercury Energy	2,509.40	Paid	DE	113-083-157	182881
09/12/2021	Electricity 03/11/21 - 01/12/21	Mercury Energy	2,078.68	Paid	DE	113-083-157	184368
13/01/2022	Electricity 02/12/21 - 05/01/22	Mercury Energy	2,321.59	Paid	DE	113-083-157	186131
14/02/2022	Electricity 06/01/22 - 01/02/22	Mercury Energy	1,748.11	Paid	DE	113-083-157	188046
02/03/2022	Electricity 02/02/22 - 01/03/22	Mercury Energy	1,816.64	Paid	DE	113-083-157	189315
31/03/2022	Accrual Electricity 02/03/22-31/03/22		2,099.97		Jnl	43338	
			\$28,146.66				
Utility--Water & Sewerage 191200							
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(8.79)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(97.57)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(38.39)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(34.16)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(84.89)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(63.75)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(42.61)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(29.93)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(38.39)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(42.61)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(15.85)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(40.93)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(22.12)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(8.79)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(29.93)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(34.16)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(42.61)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(0.34)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(38.39)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(59.52)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(17.25)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(59.52)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(13.02)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(29.93)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(38.39)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(76.43)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(46.84)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(46.84)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(29.93)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(42.61)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(38.39)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(17.25)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(8.79)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(72.21)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(42.61)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(72.21)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(0.34)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(80.66)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(55.30)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(63.75)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(8.79)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(21.48)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(186.35)		Ow.Inv		
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(55.30)		Ow.Inv		
21/04/2021	Water oncharges tfr to Residential Grp		2,179.20		Jnl	37462	
21/04/2021	Water oncharges tfr to Commercial Grp		78.90		Jnl	37466	
21/04/2021	Water Usage: 03/03/2021 to 01/04/2021		(25.70)		Ow.Inv		
19/05/2021	Lot 63: Water Usage 02/04/21 to 17/05/21. Includes		(300.66)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(258.94)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(132.12)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(85.62)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(106.76)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(191.30)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(119.44)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(85.62)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(165.94)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(68.71)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(203.99)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(1.07)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(85.62)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(115.21)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(85.62)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(140.57)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(144.80)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(47.57)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(60.25)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(242.03)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(85.62)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(157.48)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(110.98)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(203.99)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(1.07)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(94.07)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(258.94)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(106.76)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(127.89)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(191.30)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(68.71)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(77.16)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(161.71)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(643.64)	Cancel	Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(127.89)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(149.03)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(132.12)		Ow.Inv		
06/07/2021	Lot 63: Water Usage 18/05/21 to 05/07/21. Includes		(342.98)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(50.19)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(144.23)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(56.46)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(68.71)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(68.71)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(94.07)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(127.89)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(56.03)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(72.94)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(140.57)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(51.80)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(132.12)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(43.34)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(110.98)		Ow.Inv		
06/07/2021	Water oncharges tfr to Residential Grp		7,102.28		Jnl	38637	
06/07/2021	Lot 63 Water Usage tfr to Residential Grp		300.66		Jnl	38641	
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(89.85)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(34.89)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(339.26)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(153.26)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(89.85)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(263.17)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(203.99)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(102.53)		Ow.Inv		
06/07/2021	Water Usage: 02/04/2021 to 05/07/2021		(119.44)		Ow.Inv		
06/07/2021	Water Oncharges tfr to Retails Group		250.88		Jnl	38633	
20/07/2021	Owner invoice cancellation for lot: 63/464974		643.64	Cancel	Ow.Inv		
11/08/2021	Lot 45: Estimated Water Usage 06/07/21 to 20/08/21		(58.88)	Cancel	Ow.Inv		
11/08/2021	Owner invoice cancellation for lot: 45/464974		58.88	Cancel	Ow.Inv		
23/09/2021	Lot 19: Water Usage: 06/07/2021 to 23/09/2021		(0.97)		Ow.Inv		
23/09/2021	Lot 45: Water Usage: 06/07/2021 to 23/09/2021		(10.02)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(23.59)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(73.35)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(141.20)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(186.44)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(141.20)		Ow.Inv		
23/09/2021	Lot 15: Water Usage: 20/07/2021 to 23/09/2021. Inc		(105.29)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(109.54)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(123.11)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(55.25)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(64.30)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(50.73)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(186.44)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(177.39)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(68.83)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(105.02)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(55.25)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(227.15)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(82.40)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(68.83)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(118.59)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(127.63)	Cancel	Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(109.54)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(91.44)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(77.87)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(0.97)	Cancel	Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(127.63)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(68.83)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(0.97)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(37.16)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(32.64)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(145.73)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(100.49)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(123.11)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(37.16)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(299.53)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(145.73)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(77.87)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(231.68)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(163.82)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(118.59)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(77.87)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(10.02)	Cancel	Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(136.68)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(68.83)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(64.30)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(213.58)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(91.44)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(159.30)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(109.54)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(154.78)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(0.97)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(123.11)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(254.30)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(100.49)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(95.97)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(200.01)		Ow.Inv		
23/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(177.39)		Ow.Inv		
24/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(45.20)		Ow.Inv		
24/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(92.17)		Ow.Inv		
24/09/2021	Water Usage: 06/07/2021 to 23/09/2021		(51.91)		Ow.Inv		
07/10/2021	Owner invoice cancellation for lot: 45/464974		10.02	Cancel	Ow.Inv		
07/10/2021	Owner invoice cancellation for lot: 19/464974		0.97	Cancel	Ow.Inv		
07/10/2021	Owner invoice cancellation for lot: 15/464974		127.63	Cancel	Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
29/10/2021	Lot 18: Credit adjustment		0.97		Jnl	41137	
29/10/2021	Lot 34: Credit adjustment		1.00		Jnl	41138	
04/11/2021	Water Oncharges tfr to Residential Group		6,191.27		Jnl	41365	
04/11/2021	Water oncharges tfr to Retail Group		189.28		Jnl	41369	
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(6.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(6.53)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(0.51)		Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.26)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(6.53)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.26)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(0.51)		Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(1.51)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(6.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(5.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(1.26)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.01)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(5.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(5.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(8.03)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(5.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.01)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(1.76)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.26)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.01)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(1.76)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(1.51)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(9.78)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.77)	Cancel	Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(7.78)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(5.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.02)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(2.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(7.28)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.27)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(6.78)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.77)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(0.51)		Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(4.52)	Cancel	Ow.Inv		
19/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(3.77)	Cancel	Ow.Inv		
26/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(23.73)		Ow.Inv		
26/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(63.99)		Ow.Inv		
26/11/2021	Water Usage: 24/09/2021 to 04/11/2021		(23.73)		Ow.Inv		
26/11/2021	Water oncharges tfr to Retail Group		111.45		Jnl	41775	
26/11/2021	Water oncharges tfr to Residential Group		1.53		Jnl	41780	
03/12/2021	Owner invoice cancellation for lot: 47/464974		2.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 48/464974		2.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 49/464974		7.28	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 50/464974		4.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 51/464974		6.78	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 52/464974		3.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 53/464974		4.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 55/464974		4.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 56/464974		8.03	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 58/464974		6.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 59/464974		6.53	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 61/464974		2.26	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 62/464974		4.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 63/464974		3.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 64/464974		4.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 26/464974		5.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 27/464974		4.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 28/464974		2.01	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 29/464974		2.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 30/464974		1.76	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 31/464974		2.26	Cancel	Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
03/12/2021	Owner invoice cancellation for lot: 32/464974		2.01	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 33/464974		1.76	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 34/464974		4.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 35/464974		3.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 36/464974		4.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 37/464974		1.51	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 38/464974		9.78	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 39/464974		4.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 40/464974		3.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 41/464974		7.78	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 9/464974		6.53	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 11/464974		2.01	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 12/464974		3.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 13/464974		2.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 14/464974		4.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 15/464974		5.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 16/464974		3.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 17/464974		5.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 18/464974		3.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 19/464974		2.26	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 20/464974		1.51	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 21/464974		2.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 22/464974		6.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 23/464974		5.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 24/464974		1.26	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 25/464974		4.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 42/464974		5.52	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 43/464974		4.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 44/464974		2.77	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 45/464974		3.27	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 46/464974		4.02	Cancel	Ow.Inv		
03/12/2021	Owner invoice cancellation for lot: 57/464974		3.77	Cancel	Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(236.23)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(59.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(59.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(73.38)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(86.95)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(136.71)	Cancel	Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(145.76)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(136.71)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(91.47)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(86.95)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(55.28)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(73.38)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(77.90)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(195.52)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(154.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(23.62)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(86.95)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(195.52)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(209.09)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(23.62)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(68.86)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(118.62)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(96.00)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(150.28)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(86.95)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(109.57)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(55.28)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(68.86)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(50.76)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(59.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(68.86)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(19.09)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(154.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(91.47)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(123.14)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(32.67)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(313.14)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(154.81)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(82.43)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(236.23)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(222.66)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(105.05)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(73.38)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(127.66)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(127.66)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(68.86)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(64.33)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(281.47)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(109.57)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(204.57)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(105.05)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(105.05)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(1.00)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(123.14)		Ow.Inv		

8 on Nugent - BC 464974**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(254.33)		Ow.Inv		
27/01/2022	Water Usage: 05/11/2021 to 26/01/2022		(100.52)		Ow.Inv		
27/01/2022	Lot 14: Water Usage: 16/11/2021 to 26/01/2022. Inc		(118.59)		Ow.Inv		
10/02/2022	Owner invoice cancellation for lot: 14/464974		136.71	Cancel	Ow.Inv		
10/03/2022	Water oncharges tfr to Residential Group		6,407.29		Jnl	43004	
			<u>\$0.00</u>				
		Total expenses	\$190,600.36				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General**Long Term Maintenance Fund****Maint Bldg—Fire Protection 265800**

16/08/2021	06/05/21 Replaced Battery	Fire Security Services 2016	322.00	Paid	DE	59179	178371
23/08/2021	Annual Survey 03/06/21- defects sirens not working	Fire Security Services 2016	455.40	Paid	DE	60101	178804
23/08/2021	Fire alarm defect signal. evacuation speaker 16/06	Fire Security Services 2016	172.50	Paid	DE	60642	178804
25/08/2021	Form 11 Compliance schedule amendment as per council	Argest Technical Services	1,960.75	Paid	DE	119392	178759
07/09/2021	Investigate diesel pump alarm 25/08	Fire Security Services 2016	207.00	Paid	DE	13262	179472
01/03/2022	Replace 2 x sprinklers in balcony of APT 601	Fire Security Services 2016	1,115.50	Paid	DE	27024	189662
			\$4,233.15				

Maint Bldg—Project—General Repair 272225

18/08/2021	Water test Unit 307	Height Access Technology	1,411.74	Paid	DE	2156	178382
24/08/2021	Main AHU fan motor assembly + replacement	Air Mark Maintenance Ltd	4,174.50	Paid	DE	AMM4368-1-2 1	178751
25/08/2021	Replace 7x faulty stair emergency light	CGIE Maintenance Limited	3,162.50	Paid	DE	5657	178780
21/10/2021	Replace heat detector in DB	Fire Security Services 2016	1,127.00	Paid	DE	100971	181759
			\$9,875.74				

Total expenses	\$14,108.89
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Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
Administrative Fund							
Maint Bldg--Cleaning 163000							
08/04/2021	Cleaning Mar-21	I Shine Commercial Cleaners	1,397.05	Paid	DE	8	169750
25/05/2021	Cleaning Apr-21	I Shine Commercial Cleaners	1,154.09	Paid	DE	8	173529
17/06/2021	Cleaning May-21	I Shine Commercial Cleaners	1,275.57	Paid	DE	12	174495
30/06/2021	Common area carpet clean	A-plus Services	1,046.50	Paid	DE	10019	175495
21/07/2021	Cleaning Jun-21	I Shine Commercial Cleaners	1,336.31	Paid	DE	14	176811
04/08/2021	Cleaning common area Jul-21	Southeast Asia Ltd	1,050.00	Paid	DE	1	177510
10/09/2021	Cleaning common area Aug-21	Southeast Asia Ltd	1,450.00	Paid	DE	2	179584
06/10/2021	Cleaning Common area Sept-21	Southeast Asia Ltd	1,450.00	Paid	DE	3	180583
06/10/2021	Cleaning Common area Sept-21	Southeast Asia Ltd	1,050.00	Paid	DE	3	180583
04/11/2021	Cleaning Common area Oct-21	Southeast Asia Ltd	1,450.00	Paid	DE	4	182579
10/12/2021	Cleaning Common area Nov-21	Southeast Asia Ltd	1,450.00	Paid	DE	5	184475
06/01/2022	Cleaning Common area Dec-21	Southeast Asia Ltd	1,450.00	Paid	DE	6	185930
03/02/2022	Cleaning Common area Jan-22	Southeast Asia Ltd	1,450.00	Paid	DE	7	187294
01/03/2022	Cleaning Common area Feb-22	Southeast Asia Ltd	2,500.00	Paid	DE	10	188754
18/03/2022	Cleaning Feb-22 tfr to Retail Group		(1,050.00)		Jnl	43042	
31/03/2022	Cleaning Common Area Mar-22		1,450.00	Paid	Inv	16	
			\$19,909.52				
Maint Bldg--Exhaust/Ventilation Systems 165600							
05/05/2021	Air Cond Maintenance checks 01/12/20 - 28/02/21	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-1-21	171916
05/05/2021	Air Cond Maintenance checks 01/03/21 - 31/05/21	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-2-21	171916
26/10/2021	Air Cond Maintenance checks 01/06/21 - 31/08/21	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-3-21	182055
20/02/2022	Air Cond Maintenance checks 01/10/21 - 31/12/21	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-4-21	189146
01/03/2022	Air Cond Maintenance checks 01/10/21 - 31/12/21	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-4-21	189146
			\$2,530.00				
Maint Bldg--General Repairs 167200							
05/05/2021	Window leak Unit 307 remedial	Height Access Technology	842.49	Paid	DE	2007	171977
08/12/2021	Attend site to intercom fault in apt307	Advanced Security Group Ltd	1,084.37	Paid	DE	50090002	184269
09/12/2021	Intercom fault in apt 307	Advanced Security Group Ltd	286.12	Paid	DE	50089818	184269
			\$2,212.98				
Maint Bldg--Lift(s)--Telephone 170205							
01/04/2021	Reversal: Accrual: Lift phone 25/03/21 - 24/04/21		(117.19)		Jnl	36994	
28/04/2021	Lift phone 25/04/21 - 24/05/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	171465
02/06/2021	Lift phone 25/05/21 - 24/06/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	173962
29/06/2021	Lift phone 25/06/21 - 24/07/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	175591
29/06/2021	Lift phone 25/06/21 - 24/07/21		117.19	Cancel	Inv	306705903	
29/06/2021	Cancelled: Lift phone 25/06/21 - 24/07/21		(117.19)	Cancel	Inv	306705903	
28/07/2021	Lift phone 25/07/21 - 24/08/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	177223
26/08/2021	Lift phone 25/08/21 - 24/09/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	178891
05/10/2021	Lift phone 25/09/21 - 24/10/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	180715
20/04/2022	15:45	Aileen Arroyo	Auckland Property Management Pty Ltd		Page 16		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
28/10/2021	Lift phone 25/10/21 - 24/11/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	182158
02/12/2021	Lift phone 25/11/21 - 24/12/21	Spark New Zealand Trading	117.19	Paid	DE	306705903	184002
06/01/2022	Lift phone 25/12/21 - 24/01/22	Spark New Zealand Trading	117.19	Paid	DE	306705903	185931
03/02/2022	Lift phone 25/01/22 - 24/02/22	Spark New Zealand Trading	117.19	Paid	DE	306705903	187295
01/03/2022	Lift phone 25/02/22 - 24/03/22	Spark New Zealand Trading	117.19	Paid	DE	306705903	188756
24/03/2022	Lift phone 25/03/22 - 24/04/22	Spark New Zealand Trading	117.19	Paid	DE	306705903	190332
31/03/2022	Adjust Prepaid Lift Phone 25/03/22-24/04/22		(117.19)		Jnl	43292	
			\$1,171.90				
Maint Bldg--Lift--Maintenance Contract(s) 170201							
01/04/2021	Reversal: Prepaid: Lift maintenance Apr-21 - Jun-2		2,157.15		Jnl	36996	
27/05/2021	IQP Inspection Mar-21	Otis Elevator Company Ltd	782.00	Paid	DE	494180	173578
08/06/2021	Annual IQP Apr-21	Vestner NZ Ltd	339.25	Paid	DE	410969	174245
08/06/2021	Lift maintenance Jul-21 - Sep-21	Otis Elevator Company Ltd	2,157.15	Paid	DE	1781225	174197
09/06/2021	Bi-annual service charge Jun-21 - Nov-21	Vestner NZ Ltd	603.75	Paid	DE	411425	174245
25/08/2021	Callout 25/06/21 Lift dropping in operation	Otis Elevator Company Ltd	459.83	Paid	DE	499245	178865
13/09/2021	Lift maintenance Oct-21 - Dec-21	Otis Elevator Company Ltd	2,157.15	Paid	DE	1797951	179849
09/12/2021	Lift maintenance Jan-22 - Mar-22	Otis Elevator Company Ltd	2,228.36	Paid	DE	1814952	184392
14/12/2021	Bi annual service charge Nov-21- Apr-22	Vestner NZ Ltd	603.75	Paid	DE	412883	184961
04/03/2022	Lift maintenance Apr-22 - Jun-22	Otis Elevator Company Ltd	2,228.36	Paid	DE	1832166	189340
31/03/2022	Adjust Prepaid Lift Maintenance Apr-22 - Jun-22		(2,228.36)		Jnl	43306	
			\$11,488.39				
Maint Bldg--Locks, Keys & Card Keys 170600							
09/04/2021	Lot 23: Oncharge for 1 Swipe Tag		(30.00)		Ow.Inv		
23/04/2021	Lot 23: Oncharge for 2 button remote \$80(incl gst)		(142.00)		Ow.Inv		
14/05/2021	Lot 23: Oncharge for additional key (\$20) and acce		(50.00)		Ow.Inv		
25/05/2021	Generation 6-236B master key for unit 204	Hardware Direct Limited	26.50	Paid	DE	67816	173524
28/05/2021	Lot 23: Oncharge for 1 x Master Key. (see attached		(26.50)		Ow.Inv		
29/07/2021	Owner invoice cancellation for lot: 15/464974		142.00	Cancel	Ow.Inv		
29/07/2021	Lot 15: Oncharge 2 button remote \$80(incl gst), re		(142.00)	Cancel	Ow.Inv		
23/08/2021	Programmed remote 27/04/21	Advanced Security Group Ltd	110.17	Paid	DE	50088662	178748
25/11/2021	Lot 11: Supply of 2 button remote		(142.00)		Jnl	41773	
08/12/2021	Program remote apt107	Advanced Security Group Ltd	66.13	Paid	DE	50090429	184269
09/12/2021	Supply 10x remotes for Vertical Building Managemen	Advanced Security Group Ltd	1,150.00	Paid	DE	50089976	184269
09/12/2021	Program remote for apt 103	Advanced Security Group Ltd	66.13	Paid	DE	50089603	184269
13/12/2021	Owner invoice cancellation for lot: 15/464974		66.13	Cancel	Ow.Inv		
13/12/2021	Lot 15: Oncharge for program remote Apt 107		(66.13)	Cancel	Ow.Inv		
13/12/2021	Lot 11: Oncharge for program remote Apt 103 (see a		(66.13)		Ow.Inv		
04/03/2022	Lot 63: Oncharge for 1 remote plus programming.		(142.50)		Ow.Inv		
			\$819.80				

8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
Utility--Rubbish Removal 190800							
08/04/2021	Rubbish removal Mar-21	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	170343
11/05/2021	Rubbish removal Apr-21	Rubbish Direct Ltd	1,201.41	Paid	DE	3087	172531
08/06/2021	Rubbish removal May-21	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	174213
18/07/2021	Rubbish removal Jun-21	Rubbish Direct Ltd	1,146.78	Paid	DE	3087	176549
10/08/2021	Rubbish removal Jul-21	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	178073
07/09/2021	Rubbish removal Aug-21	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	179553
12/10/2021	Rubbish removal Sept-21	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	181113
03/11/2021	Rubbish removal Oct-21	Rubbish Direct Ltd	1,234.67	Paid	DE	3087	182570
09/12/2021	Rubbish removal Nov-21	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	184410
13/01/2022	Rubbish removal Dec-21	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	186151
10/02/2022	Rubbish removal Jan-22	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	188086
28/02/2022	Rubbish removal Feb-22	Rubbish Direct Ltd	1,180.04	Paid	DE	3087	189375
31/03/2022	Rubbish removal Mar-22		1,180.04	Paid	Inv	327045	
			\$15,316.74				

Utility--Water & Sewerage 191200

21/04/2021	Water oncharges 03/03/21 to 01/04/21		(2,179.20)		Jnl	37464	
02/06/2021	Water 20/02/21 - 19/05/21	Watercare Services	634.85	Paid	DE	5438065-02	173976
06/07/2021	Lot 15: Estimated Water Usage 06/07/21 to 19/07/21		(19.88)		Ow.Inv		
06/07/2021	Lot 63: Water Usage 02/04/21 to 17/05/21		(300.66)		Jnl	38643	
06/07/2021	Water Oncharges 02/04/21 to 05/07/21		(7,102.28)		Jnl	38639	
05/08/2021	Lot 19: Estimated Water Usage 06/07/21 to 20/08/21		(11.96)	Cancel	Ow.Inv		
05/08/2021	Owner invoice cancellation for lot: 19/464974		11.96	Cancel	Ow.Inv		
19/08/2021	Water 19/05/21 - 22/07/21	Watercare Services	463.24	Paid	DE	5438065-02	178476
07/09/2021	Water 22/07/21 - 19/08/21	Watercare Services	236.09	Paid	DE	5438065-02	179577
30/09/2021	Water 19/08/21 - 20/09/21	Watercare Services	270.45	Paid	DE	5438065-02	180344
04/10/2021	Lot 24: Estimated Water Usage 24/09/21 to 08/10/21		(13.50)		Ow.Inv		
18/10/2021	Lot 14: Estimated Water Usage 24/09/21 to 15/11/21		(80.03)		Ow.Inv		
03/11/2021	Water 20/09/21 - 21/10/21	Watercare Services	197.40	Paid	DE	5438065-02	182608
04/11/2021	Water Oncharges 06/07/21 to 23/09/21		(6,191.27)		Jnl	41367	
25/11/2021	Lot 32: Water Usage: 24/09/21 to 04/11/21. Include		(27.66)		Ow.Inv		
25/11/2021	Lot 37: Water Usage: 24/09/21 to 04/11/21. Include		(18.60)		Ow.Inv		
25/11/2021	Lot 38: Water Usage: 24/09/21 to 04/11/21. Include		(167.88)		Ow.Inv		
25/11/2021	Lot 39: Water Usage: 24/09/21 to 04/11/21. Include		(77.41)		Ow.Inv		
25/11/2021	Lot 40: Water Usage: 24/09/21 to 04/11/21. Include		(45.75)		Ow.Inv		
25/11/2021	Lot 41: Water Usage: 24/09/21 to 04/11/21. Include		(131.69)		Ow.Inv		
25/11/2021	Lot 42: Water Usage: 24/09/21 to 04/11/21. Include		(90.98)		Ow.Inv		
25/11/2021	Lot 43: Water Usage: 24/09/21 to 04/11/21. Include		(68.37)		Ow.Inv		
25/11/2021	Lot 44: Water Usage: 24/09/21 to 04/11/21. Include		(41.22)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
25/11/2021	Lot 45: Water Usage: 24/09/21 to 04/11/21. Include		(50.27)		Ow.Inv		
25/11/2021	Lot 46: Water Usage: 24/09/21 to 04/11/21. Include		(63.84)		Ow.Inv		
25/11/2021	Lot 47: Water Usage: 24/09/21 to 04/11/21. Include		(41.22)		Ow.Inv		
25/11/2021	Lot 48: Water Usage: 24/09/21 to 04/11/21. Include		(41.22)		Ow.Inv		
25/11/2021	Lot 49: Water Usage: 24/09/21 to 04/11/21. Include		(122.65)		Ow.Inv		
25/11/2021	Lot 50: Water Usage: 24/09/21 to 04/11/21. Include		(68.37)		Ow.Inv		
25/11/2021	Lot 51: Water Usage: 24/09/21 to 04/11/21. Include		(113.60)		Ow.Inv		
25/11/2021	Lot 52: Water Usage: 24/09/21 to 04/11/21. Include		(54.79)		Ow.Inv		
25/11/2021	Lot 53: Water Usage: 24/09/21 to 04/11/21. Include		(77.41)		Ow.Inv		
25/11/2021	Lot 55: Water Usage: 24/09/21 to 04/11/21. Include		(72.89)		Ow.Inv		
25/11/2021	Lot 56: Water Usage: 24/09/21 to 04/11/21. Include		(136.22)		Ow.Inv		
25/11/2021	Lot 57: Water Usage: 24/09/21 to 04/11/21. Include		(59.32)		Ow.Inv		
25/11/2021	Lot 58: Water Usage: 24/09/21 to 04/11/21. Include		(104.56)		Ow.Inv		
25/11/2021	Lot 59: Water Usage: 24/09/21 to 04/11/21. Include		(109.07)		Ow.Inv		
25/11/2021	Lot 61: Water Usage: 24/09/21 to 04/11/21. Include		(32.17)		Ow.Inv		
25/11/2021	Lot 62: Water Usage: 24/09/21 to 04/11/21. Include		(68.37)		Ow.Inv		
25/11/2021	Lot 63: Water Usage: 24/09/21 to 04/11/21. Include		(50.27)		Ow.Inv		
25/11/2021	Lot 64: Water Usage: 24/09/21 to 04/11/21. Include		(77.41)		Ow.Inv		
25/11/2021	Lot 33: Water Usage: 24/09/21 to 04/11/21. Include		(23.13)		Ow.Inv		
25/11/2021	Lot 34: Water Usage: 24/09/21 to 04/11/21. Include		(77.41)		Ow.Inv		
25/11/2021	Lot 35: Water Usage: 24/09/21 to 04/11/21. Include		(50.27)		Ow.Inv		
25/11/2021	Lot 36: Water Usage: 24/09/21 to 04/11/21. Include		(68.37)		Ow.Inv		
25/11/2021	Lot 9: Water Usage: 24/09/21 to 04/11/21. Includes		(109.07)		Ow.Inv		
25/11/2021	Lot 11: Water Usage: 24/09/21 to 04/11/21. Include		(27.66)		Ow.Inv		
25/11/2021	Lot 12: Water Usage: 24/09/21 to 04/11/21. Include		(54.79)		Ow.Inv		
25/11/2021	Lot 13: Water Usage: 24/09/21 to 04/11/21. Include		(36.70)		Ow.Inv		
25/11/2021	Lot 15: Water Usage: 24/09/21 to 04/11/21. Include		(90.98)		Ow.Inv		
25/11/2021	Lot 16: Water Usage: 24/09/21 to 04/11/21. Include		(59.32)		Ow.Inv		
25/11/2021	Lot 17: Water Usage: 24/09/21 to 04/11/21. Include		(90.98)		Ow.Inv		
25/11/2021	Lot 18: Water Usage: 24/09/21 to 04/11/21. Include		(54.79)		Ow.Inv		
25/11/2021	Lot 19: Water Usage: 24/09/21 to 04/11/21. Include		(32.17)		Ow.Inv		
25/11/2021	Lot 20: Water Usage: 24/09/21 to 04/11/21. Include		(18.60)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
25/11/2021	Lot 21: Water Usage: 24/09/21 to 04/11/21. Include		(36.70)		Ow.Inv		
25/11/2021	Lot 22: Water Usage: 24/09/21 to 04/11/21. Include		(100.03)		Ow.Inv		
25/11/2021	Lot 23: Water Usage: 24/09/21 to 04/11/21. Include		(95.51)		Ow.Inv		
25/11/2021	Lot 25: Water Usage: 24/09/21 to 04/11/21. Include		(63.84)		Ow.Inv		
25/11/2021	Lot 26: Water Usage: 24/09/21 to 04/11/21. Include		(81.94)		Ow.Inv		
25/11/2021	Lot 27: Water Usage: 24/09/21 to 04/11/21. Include		(63.84)		Ow.Inv		
25/11/2021	Lot 28: Water Usage: 24/09/21 to 04/11/21. Include		(27.66)		Ow.Inv		
25/11/2021	Lot 29: Water Usage: 24/09/21 to 04/11/21. Include		(36.70)		Ow.Inv		
25/11/2021	Lot 30: Water Usage: 24/09/21 to 04/11/21. Include		(23.13)		Ow.Inv		
25/11/2021	Lot 31: Water Usage: 24/09/21 to 04/11/21. Include		(32.17)		Ow.Inv		
25/11/2021	Lot 24: Water Usage 09/10/21 to 04/11/21. Includes		(9.05)		Ow.Inv		
26/11/2021	Water Oncharges 24/09/21 to 04/11/21		(1.53)		Jnl	41782	
16/12/2021	Water 21/10/21 - 18/11/21	Watercare Services	254.18	Paid	DE	5438065-02	184968
03/02/2022	Water 18/11/21 - 20/12/21	Watercare Services	234.26	Paid	DE	5438065-02	187311
23/02/2022	Water 20/12/21 - 21/01/22	Watercare Services	166.41	Paid	DE	5438065-02	188496
10/03/2022	Water oncharges 05/11/21 to 26/01/22		(6,407.29)		Jnl	43006	
15/03/2022	Water 21/01/22 - 21/02/22	Watercare Services	201.93	Paid	DE	5438065-02	190044
31/03/2022	Accrual: Water 21/02/22 - 10/03/22 w/ adjustments		51,350.97		Jnl	43593	
31/03/2022	Accrual: Water oncharges 27/01/22 to 15/04/22		(6,359.24)		Jnl	43595	
31/03/2022	Transfer of credit from Retail to Residential		(22,000.00)		Jnl	43601	
			-\$23.12				
Total expenses			\$53,426.21				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Retail - Nugent							
Administrative Fund							
Maint Bldg--Cleaning 163000							
08/04/2021	Cleaning Mar-21	I Shine Commercial Cleaners	1,188.60	Paid	DE	7	169750
25/05/2021	Cleaning Apr-21	I Shine Commercial Cleaners	1,026.62	Paid	DE	9	173529
17/06/2021	Sanitary services Jun-21 - Aug-21	Ladycare Services	319.13	Paid	DE	241126	174511
17/06/2021	Cleaning May-21	I Shine Commercial Cleaners	1,269.58	Paid	DE	11	174495
21/07/2021	Cleaning Jun-21	I Shine Commercial Cleaners	1,148.10	Paid	DE	13	176811
04/08/2021	Cleaning common area Jul-21	Southeast Asia Ltd	1,450.00	Paid	DE	1	177510
24/08/2021	Lower wash 19/07/21	Off The Ledge Limited	448.50	Paid	DE	114865	178861
10/09/2021	Cleaning common area Aug-21	Southeast Asia Ltd	1,050.00	Paid	DE	2	179584
04/11/2021	Cleaning Common area Oct-21	Southeast Asia Ltd	1,050.00	Paid	DE	4	182579
10/12/2021	Cleaning Common area Nov-21	Southeast Asia Ltd	1,050.00	Paid	DE	5	184475
06/01/2022	Cleaning Common area Dec-21	Southeast Asia Ltd	1,050.00	Paid	DE	6	185930
03/02/2022	Cleaning Common area Jan-22	Southeast Asia Ltd	1,050.00	Paid	DE	7	187294
18/03/2022	Cleaning Common area Feb-22		1,050.00		Jnl	43044	
31/03/2022	Cleaning Common Area Mar-22		1,050.00	Paid	Inv	16	
			\$14,200.53				
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary 163007							
30/09/2021	Sanitary services Sept-21 - Nov-21	Ladycare Services	319.13	Paid	DE	245681	180302
16/12/2021	Sanitary services Dec-21 - Feb-22	Ladycare Services	319.13	Paid	DE	249655	184853
01/03/2022	Sanitary services Mar-22 - May-22	Ladycare Services	319.13	Paid	DE	254085	189295
			\$957.39				
Maint Bldg--General Repairs 167200							
19/08/2021	Unblocking of women's toilet	Patrick Plumbing & Gas	149.17	Paid	DE	2298	178427
24/08/2021	Attend site door medical centre & Dental Clinic	Advanced Security Group Ltd	358.48	Paid	DE	50088885	178748
			\$507.65				
Utility--Water & Sewerage 191200							
21/04/2021	Water Oncharges 03/03/21 to 01/04/21		(78.90)		Jnl	37468	
05/05/2021	Water 22/03/21 - 20/04/21	Watercare Services	3,795.36	Paid	DE	5438065-01	172079
02/06/2021	Water 20/04/21 - 19/05/21	Watercare Services	4,039.89	Paid	DE	5438065-01	173976
06/07/2021	Water Oncharges 02/04/21 to 05/07/21		(250.88)		Jnl	38635	
18/07/2021	Water 19/05/21 - 19/06/21	Watercare Services	4,143.37	Paid	DE	5438065-01	176553
28/07/2021	Water 19/06/21 - 20/07/21	Watercare Services	4,155.91	Paid	DE	5438065-01	177237
07/09/2021	Water 20/07/21 - 19/08/21	Watercare Services	4,324.90	Paid	DE	5438065-01	179577
30/09/2021	Water 19/08/21 - 20/09/21	Watercare Services	4,589.97	Paid	DE	5438065-01	180344
03/11/2021	Water 20/09/21 - 19/10/21	Watercare Services	3,585.14	Paid	DE	5438065-01	182608
04/11/2021	Water Oncharges 06/07/21 to 23/09/21		(189.28)		Jnl	41371	
26/11/2021	Water oncharges 24/09/21 to 04/11/21		(111.45)		Jnl	41777	
16/12/2021	Water 19/10/21 - 18/11/21	Watercare Services	4,204.12	Paid	DE	5438065-01	184968
03/02/2022	Water 18/11/21 - 20/12/21	Watercare Services	4,127.00	Paid	DE	5438065-01	187311
23/02/2022	Water 20/12/21 - 21/01/22	Watercare Services	3,462.74	Paid	DE	5438065-01	188496
15/03/2022	Water 21/01/22 - 21/02/22	Watercare Services	3,628.80	Paid	DE	5438065-01	190044
31/03/2022	Accrual: CREDIT: Water 21/02/22 - 10/03/22 w/ adju		(70,335.74)		Jnl	43597	

8 on Nugent - BC 464974**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Retail - Nugent							
31/03/2022	Accrual: Water oncharges 05/11/21 to 15/04/22		(449.07)		Jnl	43599	
31/03/2022	Transfer of credit from Retail to Residential		22,000.00		Jnl	43603	
			<u>-\$5,358.12</u>				
		Total expenses	\$10,307.45				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Auckland Property Management Ltd

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www.aucklandproperty.net

Licensed (REAA 2008), MREINZ

Investments As of 31/03/2022



Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 464974	Building A, 8 Nugent Street - Building A, Grafton Auckland		1023		
ASB Bank Limited	Nugent St Bldg A Admin	123111	0007102 037	44.07	0.00
ASB Bank Limited	Nugent St Bldg A LTMF	123111	0007110 037	0.00	79,869.61
				<hr/>	<hr/>
				44.07	79,869.61

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Licensed (REAA 2008), MREINZ

Balance Sheet - Group As at 31/03/2022



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(5,320.32)
Owners Equity--Admin	8,872.73
	<u>3,552.41</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	38,210.51
Owners Equity--LTMF	177,522.00
	<u>215,732.51</u>

Net owners' funds

\$219,284.92

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	13,365.43
Investment #1 - Savings--Admin	44.07
Receivable--Owners--Admin	271.66
	<u>13,681.16</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	135,862.90
Investment #1 - Savings--LTMF	79,869.61
	<u>215,732.51</u>

Unallocated Money

Cash at Bank--Unallocated	1,217.88
	<u>1,217.88</u>

Total assets

230,631.55

Less liabilities

Administrative Fund

Accrued Expenses--Admin	4,666.25
Creditors--Other--Admin	5,462.50
	<u>10,128.75</u>

Long Term Maintenance Fund

0.00

Unallocated Money

Prepaid Levies--Unallocated	1,217.88
	<u>1,217.88</u>

Total liabilities

11,346.63

Net assets

\$219,284.92

Building A Residential - Nugent

Current period

Owners' funds**Administrative Fund**

Operating Surplus/Deficit--Admin	(9,666.97)
Owners Equity--Admin	15,758.39
	<u>6,091.42</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	0.00
	<u>0.00</u>

Net owners' funds**\$6,091.42****Represented by:****Assets****Administrative Fund**

Accrued Utility Oncharges--Admin	6,359.24
Cash at Bank--Admin	51,366.33
Prepaid Expenses--Admin	2,345.55
Receivable--Levies--Admin	1.31
	<u>60,072.43</u>

Long Term Maintenance Fund0.00*Total assets*60,072.43**Less liabilities****Administrative Fund**

Accrued Expenses--Admin	51,350.97
Creditors--Other--Admin	2,630.04
	<u>53,981.01</u>

Long Term Maintenance Fund0.00*Total liabilities*53,981.01**Net assets****\$6,091.42**

Building A Retail - Nugent

Current period

Owners' funds**Administrative Fund**

Operating Surplus/Deficit--Admin	13,192.47
Owners Equity--Admin	(2,843.25)
	<u>10,349.22</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	0.00
	<u>0.00</u>

Net owners' funds\$10,349.22**Represented by:****Assets****Administrative Fund**

Accrued Utility Oncharges--Admin	449.07
Cash at Bank--Admin	(59,385.59)
	<u>(58,936.52)</u>

Long Term Maintenance Fund0.00*Total assets*(58,936.52)**Less liabilities****Administrative Fund**

Accrued Expenses--Admin	(70,335.74)
Creditors--Other--Admin	1,050.00
	<u>(69,285.74)</u>

Long Term Maintenance Fund0.00*Total liabilities*(69,285.74)**Net assets**\$10,349.22

Auckland Property Management Ltd

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Income & Expenditure Statement - Group for the financial year to 31/03/2022



8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Administrative Fund

	Current period	Annual budget	Previous year
	01/04/2021-31/03/2022	01/04/2021-31/03/2022	01/04/2020-31/03/2021
Revenue			
Admin Rebate	196.42	0.00	532.32
AECT Dividend	0.00	0.00	280.00
Income Tax Refund	19.97	0.00	25.81
Interest on Arrears--Admin	63.43	0.00	44.95
Interest on Investments--Admin	0.10	0.00	3.90
Levies Due--Admin	185,000.12	185,000.00	174,999.88
<i>Total revenue</i>	<u>185,280.04</u>	<u>185,000.00</u>	<u>175,886.86</u>
Less expenses			
Admin--Administration Fee--Standard	16,000.00	16,000.00	15,010.00
Admin--Legal Fees	0.00	400.00	0.00
Admin--Levy Contribution--Precinct Assoc	17,225.00	17,225.00	14,310.00
Admin--Long Term Maintenance Fund Plan	0.00	0.00	667.00
Insurance--Claim--Payout	150.00	0.00	0.00
Insurance--Premiums	58,196.28	60,870.00	57,523.08
Insurance--Valuation	0.00	500.00	460.00
Maint Bldg -- Chemwash	13,462.00	8,500.00	2,633.50
Maint Bldg--Car Park	3,646.83	5,000.00	3,377.88
Maint Bldg--Electrical Thermographic Survey	0.00	0.00	1,610.00
Maint Bldg--Fire Protection	1,269.28	1,300.00	1,898.49
Maint Bldg--Fire Protection--Evacuation Plan	765.91	720.00	3,047.51
Maint Bldg--General Repairs	15,339.18	15,000.00	15,950.39
Maint Bldg--Locks, Keys & Card Keys	0.00	0.00	(142.00)
Maint Bldg--Roof Anchor points	3,050.25	0.00	0.00
Maint Bldg--W O F	4,474.00	3,500.00	3,289.75
Staff--Contract Building Manager	28,874.97	26,500.00	25,099.96
Utility--Electricity	28,146.66	30,000.00	28,593.01
Utility--Water & Sewerage	0.00	0.00	57.06
<i>Total expenses</i>	<u>190,600.36</u>	<u>185,515.00</u>	<u>173,385.63</u>
Surplus/Deficit	<u>(5,320.32)</u>	<u>(515.00)</u>	<u>2,501.23</u>
Opening balance	8,872.73	8,872.73	6,371.50
Closing balance	<u>\$3,552.41</u>	<u>\$8,357.73</u>	<u>\$8,872.73</u>

General**Long Term Maintenance Fund**

	Current period 01/04/2021-31/03/2022	Annual budget 01/04/2021-31/03/2022	Previous year 01/04/2020-31/03/2021
Revenue			
Interest on Arrears--LTMF	16.88	0.00	8.75
Interest on Investments--LTMF	102.40	0.00	179.43
Levies Due--LTMF	52,200.12	52,200.00	34,800.04
<i>Total revenue</i>	<u>52,319.40</u>	<u>52,200.00</u>	<u>34,988.22</u>
Less expenses			
Maint Bldg--Fire Protection	4,233.15	0.00	2,038.95
Maint Bldg--Height Safety Systems	0.00	0.00	4,642.52
Maint Bldg--Project--General Repair	9,875.74	10,000.00	0.00
<i>Total expenses</i>	<u>14,108.89</u>	<u>10,000.00</u>	<u>6,681.47</u>
Surplus/Deficit	<u>38,210.51</u>	<u>42,200.00</u>	<u>28,306.75</u>
Opening balance	177,522.00	177,522.00	149,215.25
Closing balance	<u>\$215,732.51</u>	<u>\$219,722.00</u>	<u>\$177,522.00</u>

Building A Residential - Nugent**Administrative Fund**

	Current period 01/04/2021-31/03/2022	Annual budget 01/04/2021-31/03/2022	Previous year 01/04/2020-31/03/2021
Revenue			
Interest on Arrears--Admin	9.36	0.00	2.35
Levies Due--Admin	43,749.88	43,750.00	43,749.88
<i>Total revenue</i>	<u>43,759.24</u>	<u>43,750.00</u>	<u>43,752.23</u>
Less expenses			
Maint Bldg--Cleaning	19,909.52	18,000.00	17,961.25
Maint Bldg--Exhaust/Ventilation Systems	2,530.00	2,530.00	2,530.00
Maint Bldg--General Repairs	2,212.98	2,500.00	1,974.08
Maint Bldg--Lift(s)--Telephone	1,171.90	1,600.00	1,523.68
Maint Bldg--Lift--Maintenance Contract(s)	11,488.39	11,000.00	11,289.95
Maint Bldg--Locks, Keys & Card Keys	819.80	0.00	(695.04)
Utility--Rubbish Removal	15,316.74	13,500.00	13,870.62
Utility--Water & Sewerage	(23.12)	500.00	(7,120.28)
<i>Total expenses</i>	<u>53,426.21</u>	<u>49,630.00</u>	<u>41,334.26</u>
Surplus/Deficit	<u>(9,666.97)</u>	<u>(5,880.00)</u>	<u>2,417.97</u>
Opening balance	15,758.39	15,758.39	13,340.42
Closing balance	<u>\$6,091.42</u>	<u>\$9,878.39</u>	<u>\$15,758.39</u>

Building A Retail - Nugent**Administrative Fund**

	Current period	Annual budget	Previous year
	01/04/2021-31/03/2022	01/04/2021-31/03/2022	01/04/2020-31/03/2021

Revenue

Levies Due--Admin	23,499.92	23,500.00	23,499.92
<i>Total revenue</i>	<u>23,499.92</u>	<u>23,500.00</u>	<u>23,499.92</u>

Less expenses

Maint Bldg--Cleaning	14,200.53	13,000.00	12,787.41
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary	957.39	1,500.00	1,170.14
Maint Bldg--Exhaust/Ventilation Systems	0.00	575.00	0.00
Maint Bldg--General Repairs	507.65	1,500.00	0.00
Utility--Water & Sewerage	(5,358.12)	10,000.00	17,637.46
<i>Total expenses</i>	<u>10,307.45</u>	<u>26,575.00</u>	<u>31,595.01</u>

Surplus/Deficit

	<u>13,192.47</u>	<u>(3,075.00)</u>	<u>(8,095.09)</u>
Opening balance	(2,843.25)	(2,843.25)	5,251.84

Closing balance

	<u>\$10,349.22</u>	<u>-\$5,918.25</u>	<u>-\$2,843.25</u>
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Auckland Property Management Ltd

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 rentals@aucklandproperty.net
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Levy Positions - In Arrears for the financial year to 31/03/2022

8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland 1023

Building A Residential - Nugent

Administrative Fund

Lot	Unit	Paid to	Due	Standard levies			Special levies			Interest			
				Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid
12	104	31/01/2022	849.72	848.72	1.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00
26	207	31/01/2022	566.48	566.17	0.31	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00
			1,416.20	1,414.89	1.31	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00
		Due Excl. GST	1,416.20			0.00							



Client Statement

Client Name: Nugent St Bldg A Admin
Client Known As: Admin
Client Account: 12-3111-0007102-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2021	Opening Balance			\$43.97
30 Apr 2021	Interest		\$0.01	\$43.98
30 Jun 2021	Interest		\$0.01	\$43.99
31 Aug 2021	Interest		\$0.01	\$44.00
29 Oct 2021	Interest		\$0.01	\$44.01
30 Nov 2021	Interest		\$0.01	\$44.02
31 Dec 2021	Interest		\$0.01	\$44.03
31 Jan 2022	Interest		\$0.01	\$44.04
28 Feb 2022	Interest		\$0.01	\$44.05
31 Mar 2022	Interest		\$0.02	\$44.07
31 Mar 2022	Closing Balance			\$44.07

Client Statement

Date Generated: 21 Apr 2022 08:52:37

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Statement

Client Name: Nugent St Bldg A LTMF
Client Known As: LTMF
Client Account: 12-3111-0007110-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2021	Opening Balance			\$79,767.21
30 Apr 2021	Interest		\$6.56	\$79,773.77
30 Apr 2021	Tax @ 28.00%	\$1.83		\$79,771.94
30 Apr 2021	Admin Fee	\$0.35		\$79,771.59
31 May 2021	Interest		\$6.78	\$79,778.37
31 May 2021	Tax @ 28.00%	\$1.89		\$79,776.48
31 May 2021	Admin Fee	\$0.37		\$79,776.11
30 Jun 2021	Interest		\$6.56	\$79,782.67
30 Jun 2021	Tax @ 28.00%	\$1.83		\$79,780.84
30 Jun 2021	Admin Fee	\$0.35		\$79,780.49
30 Jul 2021	Interest		\$6.56	\$79,787.05
30 Jul 2021	Tax @ 28.00%	\$1.83		\$79,785.22
30 Jul 2021	Admin Fee	\$0.35		\$79,784.87
31 Aug 2021	Interest		\$7.00	\$79,791.87
31 Aug 2021	Tax @ 28.00%	\$1.96		\$79,789.91
31 Aug 2021	Admin Fee	\$0.38		\$79,789.53
30 Sep 2021	Interest		\$6.56	\$79,796.09
30 Sep 2021	Tax @ 28.00%	\$1.83		\$79,794.26
30 Sep 2021	Admin Fee	\$0.35		\$79,793.91
29 Oct 2021	Interest		\$10.06	\$79,803.97
29 Oct 2021	Tax @ 28.00%	\$2.81		\$79,801.16
29 Oct 2021	Admin Fee	\$0.54		\$79,800.62
30 Nov 2021	Interest		\$13.99	\$79,814.61
30 Nov 2021	Tax @ 28.00%	\$3.91		\$79,810.70
30 Nov 2021	Admin Fee	\$0.76		\$79,809.94
31 Dec 2021	Interest		\$20.34	\$79,830.28
31 Dec 2021	Tax @ 28.00%	\$5.69		\$79,824.59
31 Dec 2021	Admin Fee	\$1.10		\$79,823.49
31 Jan 2022	Interest		\$20.34	\$79,843.83
31 Jan 2022	Tax @ 28.00%	\$5.69		\$79,838.14
31 Jan 2022	Admin Fee	\$1.10		\$79,837.04
28 Feb 2022	Interest		\$18.37	\$79,855.41
28 Feb 2022	Tax @ 28.00%	\$5.14		\$79,850.27
28 Feb 2022	Admin Fee	\$0.99		\$79,849.28
31 Mar 2022	Interest		\$30.52	\$79,879.80
31 Mar 2022	Tax @ 28.00%	\$8.54		\$79,871.26
31 Mar 2022	Admin Fee	\$1.65		\$79,869.61
31 Mar 2022	Closing Balance			\$79,869.61



Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
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ANNUAL REPORTS

for the financial year to 31/03/2023

Body Corporate 464974

Building A, 8 Nugent Street - Building A, Grafton Auckland
1023

Manager: Donna Holroyd

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Detailed Expenses for the financial year from 01/04/2022 to 31/03/2023

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8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

Administrative Fund

Admin - Rebate (Expense) 152300

17/01/2023	Admin Rebate FY 2022	Auckland Property	(315.26)	Paid	DE		208542
31/03/2023	Admin Rebate FY 2022		315.26		Jnl	48725	
			\$0.00				

Admin--Administration Fee--Additional 154001

02/06/2022	Annual Additional Administration Fees June 2022	Auckland Property	500.00	Paid	DE		193651
			\$500.00				

Admin--Administration Fee--Standard 154000

02/06/2022	Administration Fees June 2022	Auckland Property	4,250.00	Paid	DE		193651
02/09/2022	Administration Fees September 2022	Auckland Property	4,250.00	Paid	DE		199754
02/12/2022	Administration Fees December 2022	Auckland Property	4,250.00	Paid	DE		204900
02/03/2023	Administration Fees March 2023	Auckland Property	4,250.00	Paid	DE		210157
			\$17,000.00				

Admin--APM Debt Recovery Costs 155005

01/04/2022	Reversal: Accrual FYE Mar-22 Debt Recovery Fee		(172.50)		Jnl	43297	
01/04/2022	Reversal: Accrual Err Canceled INV FYE Mar-22 Fee		172.50		Jnl	43301	
04/04/2022	Debt Administration Fees-final notice April 2022	Auckland Property	86.25	Paid	DE		190378
04/04/2022	Debt Administration Fees-final notice April 2022	Auckland Property	86.25	Paid	DE		190378
05/04/2022	Cancelled: FYE Mar-22 Debt Recovery Fee		(172.50)	Cancel	Inv		
			\$0.00				

Admin--Levy Contribution--Precinct Assoc 153500

29/06/2022	Levies 01/04/22 - 31/03/23, 1st ins of 4	Auckland Property	4,306.25	Paid	DE	5988	195542
01/09/2022	Levies 01/04/22 - 31/03/23, 2nd ins of 4	Auckland Property	4,306.25	Paid	DE	5988	199630
13/12/2022	Levies 01/04/22 - 31/03/23, 3rd ins of 4	Auckland Property	4,306.25	Paid	DE	5988	205587
26/01/2023	Levies 01/04/22 - 31/03/23, 4th ins of 4	Auckland Property	4,306.25	Paid	DE	5988	208337
			\$17,225.00				

Admin--Office Expenses 154310

26/05/2022	PU7, Bldg A Rates 01/04/22 - 30/06/22, 4 of 4	Neil Properties Limited	292.97	Paid	DE	4517	193952
16/06/2022	PU7, Bldg A Levies 01/04/22 - 31/03/23, 1 of 4	Neil Properties Limited	235.88	Paid	DE	4527	194713
10/08/2022	PU7 Bldg A Rates 1/07/2022-31/3/2023, 1 of 4	Neil Properties Limited	295.35	Paid	DE	4542	198591
10/08/2022	PU7, Bldg A Levies 01/04/22 - 31/03/23, 2 of 4	Neil Properties Limited	235.88	Paid	DE	4541	198591
09/11/2022	PU7, Bldg A Levies 01/04/22 - 31/03/23, 3 of 4	Neil Properties Limited	235.88	Paid	DE	4565	203677
09/11/2022	PU7 Bldg A Rates 1/07/2022-31/3/2023, 2 of 4	Neil Properties Limited	295.35	Paid	DE	4566	203677
12/01/2023	PU7, Bld A levies 1/4/2022 - 31/3/2023, 4 of 4	Neil Properties Limited	235.88	Paid	DE	5929	207549

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
31/03/2023	PU7, Bld A levies Instal 3 01.07.22 – 30.06.23	Neil Properties Limited	295.35	Paid	DE	4590	212253
			\$2,122.54				
Admin--Sections 146/147/148 Fees 156000							
01/04/2022	Reversal: Accrual FYE Mar-22 Disclosure Fee		(316.28)		Jnl	43299	
04/04/2022	Disclosure Statement Fees April 2022	Auckland Property	316.28	Paid	DE		190378
14/07/2022	Lot 10: Unit 102, Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
22/07/2022	Lot 44: Unit 403, Section 146 Pre-Contract Disclos		(339.25)		Ow.Inv		
02/08/2022	Disclosure Statement Fees August 2022	Auckland Property	339.25	Paid	DE		197675
12/08/2022	Lot 32: Unit 302, Section 146 Pre-Contract Disclos		(169.63)		Ow.Inv		
22/08/2022	Lot 19: Unit 111, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
23/08/2022	Lot 58: Unit 506, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
02/09/2022	Disclosure Statement Fees September 2022	Auckland Property	373.75	Paid	DE		199754
02/09/2022	Disclosure Statement Fees September 2022	Auckland Property	169.63	Paid	DE		199754
02/09/2022	Disclosure Statement Fees September 2022	Auckland Property	339.25	Paid	DE		199754
02/09/2022	Disclosure Statement Fees September 2022	Auckland Property	373.75	Paid	DE		199754
19/09/2022	Lot 10: Unit 102, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
04/10/2022	Lot 44: Unit 403, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
04/10/2022	Lot 32: Unit 302, Section 147 Pre-Settlement Discl		(373.75)		Ow.Inv		
04/10/2022	Disclosure Statement Fees October 2022	Auckland Property	373.75	Paid	DE		201314
02/11/2022	Disclosure Statement Fees November 2022	Auckland Property	373.75	Paid	DE		202963
02/11/2022	Disclosure Statement Fees November 2022	Auckland Property	373.75	Paid	DE		202963
23/11/2022	Lot 9: Unit 101, Section 146 Pre-Contract Disclosu		(373.75)		Ow.Inv		
02/12/2022	Disclosure Statement Fees December 2022	Auckland Property	373.75	Paid	DE		204900
07/12/2022	Lot 10: Unit 102, Section 147 Pre-Settlement Discl		(414.00)		Ow.Inv		
09/12/2022	Lot 9: Unit 101, Section 147 Pre-Settlement Disclo		(414.00)		Ow.Inv		
05/01/2023	Disclosure Statement Fees January 2023	Auckland Property	414.00	Paid	DE		206651
20/01/2023	Lot 15: Unit 107, Section 146 Pre-Contract Disclos		(373.75)		Ow.Inv		
26/01/2023	Lot 50: Unit 409, Section 146 Pre-Contract Disclos		(373.75)		Ow.Inv		
02/02/2023	Disclosure Statement Fees February 2023	Auckland Property	373.75	Paid	DE		208542
02/02/2023	Disclosure Statement Fees February 2023	Auckland Property	414.00	Paid	DE		208542
02/03/2023	Disclosure Statement Fees March 2023	Auckland Property	373.75	Paid	DE		210157
			\$0.00				
Insurance--Premiums 159100							
05/07/2022	Commercial Package 31/05/22 - 31/05/23	Crombie Lockwood (NZ) Ltd	63,764.18	Paid	DE	M00367832	195983
			\$63,764.18				
Insurance--Valuation 159200							
01/04/2022	Insurance Valuation/Report incl inspec of property	Opteon New Zealand Limited	506.00	Paid	DE	14203300-1	193500
			\$506.00				
Maint Bldg -- Chemwash 162900							

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
14/12/2022	Lower wash 30/09/22	Off The Ledge Limited	448.50	Paid	DE	115913	205690
16/02/2023	Window cleaning all inaccessible glass	Off The Ledge Limited	1,828.50	Paid	DE	116171	209655
30/03/2023	Ext. window cleaning 22/03/2023	Off The Ledge Limited	5,163.50	Paid	DE	116372	212181
			\$7,440.50				
Maint Bldg--Car Park 161800							
12/04/2022	Council Rates -Carpark No's: 573 - 583	Neil Properties Limited	2,951.19	Paid	DE	4509	191150
16/06/2022	A7 Grouping Levies 01/04/22-31/03/23, 1 of 4	Neil Properties Limited	791.56	Paid	DE	4526	194713
10/08/2022	Council Rates -Carpark No's: 573 - 583	Neil Properties Limited	2,796.09	Paid	DE	4544	198591
11/08/2022	A7 Grouping Levies 01/04/22 - 31/03/23, 2 of 4	Neil Properties Limited	791.56	Paid	DE	4546	198591
09/11/2022	A7 Grouping Levies 01/04/22 - 31/03/23, 3 of 4	Neil Properties Limited	791.56	Paid	DE	4568	203677
12/01/2023	A7 Grouping Levies 1/4/2022 - 31/3/2023 4 of 4	Neil Properties Limited	791.56	Paid	DE	4583	207549
			\$8,913.52				
Maint Bldg--Electrical Thermographic Survey 165100							
22/12/2022	Thermal imaging of switchboards as per May report	CGIE Maintenance Limited	1,725.00	Paid	DE	7012	206399
			\$1,725.00				
Maint Bldg--Fire Protection 165800							
01/04/2022	Fire System monitoring Apr-22 - Jun-22	Fire Security Services 2016	337.00	Paid	DE	35564	191807
24/06/2022	Fire System monitoring Jul-22 - Sept-22	Fire Security Services 2016	337.00	Paid	DE	100971	195565
21/09/2022	Fire System monitoring Oct-22 - Dec-22	Fire Security Services 2016	337.00	Paid	DE	57547	200866
23/12/2022	Fire System monitoring Jan-23 - Mar-23	Fire Security Services 2016	337.00	Paid	DE	70198	206433
16/02/2023	Warden I.D Vest	Safety First Auckland	44.28	Paid	DE	49983	209686
29/03/2023	Fire System monitoring Apr-23 - Jun-23	Fire Security Services 2016	358.90	Paid	DE	80294	212108
30/03/2023	Attend site - fire alarm defect 26/03/23	Fire Security Services 2016	431.25	Paid	DE	83093	212108
30/03/2023	Call out 01/03 - Emergency Light Remedials	Fire Security Services 2016	235.75	Paid	DE	77601	212108
			\$2,418.18				
Maint Bldg--Fire Protection--Evacuation Plan 165830							
04/11/2022	Scheduling and conducting trial evacuation Oct-22	Safety First Auckland	362.25	Paid	DE	49652	203709
			\$362.25				
Maint Bldg--General Repairs 167200							
11/04/2022	Investigate water meters & attendance 11/04/22	Direct Control Limited	2,599.00	Paid	DE	SMI+22/0016 84	191070
29/04/2022	Monthly Light test+replaced 1 downlight Apr-22	CGIE Maintenance Limited	231.46	Paid	DE	6341	192614
06/05/2022	Repair failed backflow device	Flow Pro Limited	1,048.73	Paid	DE	14721	192651
30/05/2022	Monthly Light test+replaced 1 downlight May-22	CGIE Maintenance Limited	185.82	Paid	DE	6383	194252
14/06/2022	Repair/replacement water meter reader	Arthur D Riley & Co Limited	1,103.82	Paid	DE	SO11001545 6	194620
20/06/2022	Lot 54: Oncharge for replacing faulty water meter		(156.40)	Cancel	Ow.Inv		
20/06/2022	Owner invoice cancellation for lot: 54/464974		156.40	Cancel	Ow.Inv		
05/07/2022	Investigate fault of loss of power on DB-ALLG	CGIE Maintenance Limited	181.13	Paid	DE	6318	195971
11/07/2022	Replaced the 3 spitfires light fittings failed	CGIE Maintenance Limited	1,078.07	Paid	DE	6518	196388
11/07/2022	Conducted Emergency lighting test all fittings	CGIE Maintenance Limited	97.75	Paid	DE	6523	196388
13/07/2022	Building Management reimbursement	Vertical Building Management	19.60	Paid	DE	220518	196536
10/08/2022	Renewal of domain name & e-mail hosting mailbox	Hum Interactive Limited	136.85	Paid	DE	4139	198495

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
10/08/2022	Attended to door issue and fix reed switch	Advanced Security Group Ltd	291.64	Paid	DE	50098143	198505
22/08/2022	Monthly Light test+replaced 2 stairwell lights	CGIE Maintenance Limited	302.22	Paid	DE	6661	199298
31/08/2022	Main door beeping - adjusted the amateur plate	Advanced Security Group Ltd	218.04	Paid	DE	50097583	199621
05/09/2022	REIM:City Locksmith access /removal of office safe	Vertical Building Management	242.01	Paid	DE	220901	200204
15/09/2022	Conducted Emergency and General lighting tests	CGIE Maintenance Limited	1,308.94	Paid	DE	6627	200429
28/09/2022	Work on the Plaza Bollard Recess	Vertical Building Management	97.45	Paid	DE	220921	201262
10/10/2022	3-Monthly Emergency testing Sep-22	CGIE Maintenance Limited	172.50	Paid	DE	6789	202039
10/10/2022	Recode Monthly Light test Sep-22		287.50		Jnl	47282	
31/10/2022	Monthly general lighting test Oct-22	CGIE Maintenance Limited	109.25	Paid	DE	6850	203146
17/11/2022	Callout - main front intermittently beeps	Advanced Security Group Ltd	438.84	Paid	DE	50099440	203963
17/11/2022	Planned Preventative Maintenance	Advanced Security Group Ltd	733.13	Paid	DE	50099977	203963
13/12/2022	Monthly general lighting test Nov-22	CGIE Maintenance Limited	278.48	Paid	DE	6968	205596
14/12/2022	Planned Preventative Maintenance	Advanced Security Group Ltd	869.94	Paid	DE	50100476	205571
22/12/2022	Monthly general lighting test Dec-22	CGIE Maintenance Limited	109.25	Paid	DE	7005	206399
23/12/2022	3-Monthly Emergency testing Dec-22	CGIE Maintenance Limited	1,018.19	Paid	DE	7027	206399
13/02/2023	Planned Preventative Maintenance	Advanced Security Group Ltd	611.49	Paid	DE	50102008	209529
13/02/2023	Remotely programmed remote 304 for Apt 107	Advanced Security Group Ltd	312.34	Paid	DE	50102009	209529
13/02/2023	Monthly general lighting test Jan-23	CGIE Maintenance Limited	310.45	Paid	DE	7069	209557
16/02/2023	Replace faulty lights in the hallway	CGIE Maintenance Limited	350.75	Paid	DE	7050	209557
13/03/2023	Repairs front & rear door, full replacement lock	Advanced Security Group Ltd	2,184.80	Paid	DE	50102593	211255
15/03/2023	Monthly general lighting test Feb-23	CGIE Maintenance Limited	109.25	Paid	DE	7115	211271
30/03/2023	Door lock plate has dropped. Adjusted the armature	Advanced Security Group Ltd	224.26	Paid	DE	50102868	212057
			\$17,262.95				
Maint Bldg--Lift--Maintenance Contract(s) 170201							
01/04/2022	Reversal: Reverse Err JNL 43294 Lift Maint Apr-22-		(2,228.36)		Jnl	43305	
01/04/2022	Reversal: Adjust Prepaid Lift Maintenance Apr-22 -		2,228.36		Jnl	43295	
			\$0.00				
Maint Bldg--Locks, Keys & Card Keys 170600							
30/05/2022	Lot 34: Oncharge for apartment key		(20.00)		Ow.Inv		
22/06/2022	Lot 24: Oncharge for 1 access tab and 1 apartment		(68.50)	Cancel	Ow.Inv		
22/06/2022	Owner invoice cancellation for lot: 24/464974		68.50	Cancel	Ow.Inv		
04/07/2022	Lot 51: Key and swipe including courier		(60.00)	Cancel	Ow.Inv		
04/07/2022	Owner invoice cancellation for lot: 51/464974		60.00	Cancel	Ow.Inv		
05/07/2022	Lot 34 oncharge tfr to Residential Grp		20.00		Jnl	44605	
06/03/2023	Lot 10: Oncharge for 2 x door keys (see attached H		(51.99)		Ow.Inv		
06/03/2023	Lot 15: Oncharge for remote programmed (see attach		(80.50)		Ow.Inv		
31/03/2023	Oncharges for Lots 10 & 15 tfr to Residential Grou		132.49		Jnl	48765	
			\$0.00				
Maint Bldg--Roof Anchor points 172801							
16/02/2023	Inspection of fall arrest system	Height Access Technology	3,135.59	Paid	DE	2794	209604
			\$3,135.59				

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
Maint Bldg--W O F 175700							
15/06/2022	BWOF Renewal	Auckland Council - BWOF	150.00	Paid	DE	25010089595 8	194622
28/06/2022	BWOF & Annual Inspection Jun-22 - Aug-22	Argest Technical Services	638.25	Paid	DE	I21702	195537
10/10/2022	BWOF & Annual Inspection Sep-22 - Nov-22	Argest Technical Services	638.20	Paid	DE	I22474	202024
25/01/2023	BWOF & Annual Inspection Dec-22 - Feb-23	Argest Technical Services	638.20	Paid	DE	I23214	208330
			\$2,064.65				
Staff--Contract Building Manager 182600							
01/04/2022	Reversal: Accrual Building Management Fee Mar-22		(2,250.00)		Jnl	43291	
04/04/2022	Building Management Fees Mar-22	Vertical Building Management	2,250.00	Paid	DE	010422	190375
02/05/2022	Building Management Fees Apr-22	Vertical Building Management	2,350.00	Paid	DE	010522	191925
01/06/2022	Building Management Fees May-22	Vertical Building Management	2,350.00	Paid	DE	010622	193644
04/07/2022	Building Management Fees Jun-22	Vertical Building Management	2,350.00	Paid	DE	010722	195708
02/08/2022	Building Management Fees July-22	Vertical Building Management	2,350.00	Paid	DE	010822	197666
02/09/2022	Building Management Fees Aug-22	Vertical Building Management	2,350.00	Paid	DE	010922	199753
03/10/2022	Building Management Fees Sept-22	Vertical Building Management	2,350.00	Paid	DE	011022	201297
02/11/2022	Building Management Fees Oct-22	Vertical Building Management	2,350.00	Paid	DE	011122	202957
02/12/2022	Building Management Fees Nov-22	Vertical Building Management	2,350.00	Paid	DE	011222	204899
01/01/2023	Building Management Fees Dec-22	Vertical Building Management	2,350.00	Paid	DE	01012023	206640
02/02/2023	Building Management Fees Jan-23	Vertical Building Management	2,350.00	Paid	DE	010223	208529
02/03/2023	Building Management Fees Feb-23	Vertical Building Management	2,350.00	Paid	DE	010323	210142
31/03/2023	Accrue Building Management Fee Mar-23		2,350.00		Jnl	48708	
			\$28,200.00				
Utility--Electricity 190200							
01/04/2022	Reversal: Accrual Electricity 02/03/22-31/03/22		(2,099.97)		Jnl	43339	
04/04/2022	Electricity 02/03/22 - 01/04/22	Mercury Energy	2,099.97	Paid	DE	113-083-157	190666
03/05/2022	Electricity 02/04/22 - 02/05/22	Mercury Energy	2,410.98	Paid	DE	113-083-157	193097
02/06/2022	Electricity 03/05/22 - 01/06/22	Mercury Energy	2,395.35	Paid	DE	113-083-157	194316
07/07/2022	Electricity 02/06/22 - 01/07/22	Mercury Energy	2,382.78	Paid	DE	113-083-157	196053
08/08/2022	Electricity 02/07/22 - 01/08/22	Mercury Energy	2,447.29	Paid	DE	113-083-157	198583
09/09/2022	Electricity 02/08/22 - 01/09/22	Mercury Energy	2,441.95	Paid	DE	113-083-157	200483
10/10/2022	Electricity 02/09/22 - 03/10/22	Mercury Energy	2,508.33	Paid	DE	113-083-157	202111
07/11/2022	Electricity 04/10/22 - 01/11/22	Mercury Energy	2,221.66	Paid	DE	113-083-157	203671
15/12/2022	Electricity 02/11/22 - 01/12/22	Mercury Energy	2,251.73	Paid	DE	113-083-157	205678
11/01/2023	Electricity 02/12/22 - 04/01/23	Mercury Energy	2,430.64	Paid	DE	113-083-157	207542
13/02/2023	Electricity 05/01/23 - 01/02/23	Mercury Energy	1,937.18	Paid	DE	113-083-157	209642
15/03/2023	Electricity 02/02/23 - 01/03/23	Mercury Energy	1,956.96	Paid	DE	113-083-157	211330
			\$25,384.85				
Utility--Water & Sewerage 191200							
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(240.71)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(95.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(41.66)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(77.85)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(77.85)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(114.04)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(145.71)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(100.47)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(68.81)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(64.28)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(64.28)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(95.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(68.81)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(172.85)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(150.23)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(32.62)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(95.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(82.38)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(114.04)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(50.71)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(64.28)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(55.23)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(32.62)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(91.42)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(32.62)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(145.71)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(82.38)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(127.61)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(28.09)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(204.52)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(145.71)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(77.85)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(254.28)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(168.33)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(136.66)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(82.38)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(141.18)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(114.04)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(59.76)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(64.28)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(299.51)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(28.09)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(181.90)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(104.99)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(23.57)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(0.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(132.14)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(281.42)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(95.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(186.42)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(231.66)		Ow.Inv		

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(272.37)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(86.90)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(141.18)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(95.95)		Ow.Inv		
19/04/2022	Water Usage: 27/01/2022 to 15/04/2022		(132.14)		Ow.Inv		
19/04/2022	Water Usage: 05/11/2021 to 15/04/2022		(91.54)		Ow.Inv		
19/04/2022	Water Usage: 05/11/2021 to 15/04/2022		(252.57)		Ow.Inv		
19/04/2022	Water Usage: 05/11/2021 to 15/04/2022		(104.96)		Ow.Inv		
20/04/2022	Water oncharges tfr to Residential Group		6,359.24		Jnl	43583	
20/04/2022	Water oncharges tfr to Retail Group		449.07		Jnl	43585	
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(208.91)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(127.48)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(23.44)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(55.10)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(59.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(82.25)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(113.91)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(82.25)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(55.10)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(50.58)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(50.58)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(100.34)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(59.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(154.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(145.58)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(37.01)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(77.72)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(68.68)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(95.82)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(41.53)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(46.06)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(41.53)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(18.91)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(86.77)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(41.53)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(68.68)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(82.25)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(154.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(18.91)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(150.10)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(118.44)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(41.53)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(195.34)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(37.01)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(122.96)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(32.49)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(136.53)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(23.44)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(59.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(50.58)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(303.91)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(32.49)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(154.63)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(86.77)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(46.06)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(118.44)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(122.96)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(245.10)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(77.72)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(150.10)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(199.86)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(9.87)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(82.25)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(109.39)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(73.20)		Ow.Inv		
28/06/2022	Water Usage: 16/04/2022 to 22/06/2022		(91.29)		Ow.Inv		
30/06/2022	Water oncharges tfr to Residential Grp		5,121.53		Jnl	44514	
06/07/2022	Water Usage: 16/04/2022 to 22/06/2022		(38.42)		Ow.Inv		
06/07/2022	Water Usage: 16/04/2022 to 22/06/2022		(105.52)		Ow.Inv		
06/07/2022	Water Usage: 16/04/2022 to 22/06/2022		(45.13)		Ow.Inv		
06/07/2022	Water oncharges tfr to Retail Group		189.07		Jnl	44631	
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(45.41)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(31.84)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(4.69)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(0.17)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(4.69)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(31.84)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(36.36)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(0.17)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(0.17)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(31.84)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(4.69)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(31.84)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(27.31)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(45.41)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(4.69)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(0.17)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(27.31)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(63.50)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(27.31)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(9.22)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(36.36)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(49.93)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(13.74)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(40.88)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(0.17)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(18.26)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(27.31)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
26/07/2022	Water Usage: 23/06/2022 to 06/07/2022		(22.79)		Ow.Inv		
23/08/2022	Lot 58: Estimated Water Usage 07/07/22 to 31/08/22		(124.88)		Ow.Inv		
31/08/2022	Water oncharges tfr to Residential Group		1,197.45		Jnl	45679	
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(277.05)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(175.40)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(44.71)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(88.28)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(44.71)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(141.52)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(156.04)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(131.84)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(112.48)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(78.59)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(68.91)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(127.00)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(68.91)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(204.44)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(262.53)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(25.35)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(83.44)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(102.80)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(151.20)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(59.23)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(68.91)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(64.07)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(10.83)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(97.96)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(78.59)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(112.48)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(112.48)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(214.12)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(35.03)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(189.92)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(151.20)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(88.28)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(286.73)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(59.23)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(156.04)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(1.15)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(180.24)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(44.71)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(83.44)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(73.75)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(412.58)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(39.87)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(175.40)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(127.00)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(68.91)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(238.32)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(156.04)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(320.61)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(112.48)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(160.88)	Cancel	Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General			(243.17)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(20.51)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(102.80)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(156.04)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(107.64)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		(136.68)		Ow.Inv		
04/10/2022	Water Usage: 07/07/2022 to 03/10/2022		6,931.64		Jnl	46102	
04/10/2022	Water oncharges tfr to Residential Group		160.88	Cancel	Ow.Inv		
18/10/2022	Owner invoice cancellation for lot: 58/464974		(102.02)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(39.09)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(14.89)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(34.25)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(48.77)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(58.45)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(68.13)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(39.09)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(24.57)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(24.57)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(48.77)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(19.73)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(48.77)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(53.61)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(5.21)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(43.93)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(19.73)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(24.57)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(14.89)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(10.05)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(34.25)	Cancel	Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(19.73)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(39.09)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(43.93)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(24.57)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(10.05)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(68.13)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(48.77)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(77.81)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(19.73)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(63.29)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(14.89)	Cancel	Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(53.61)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(10.05)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(0.37)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(24.57)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(135.90)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(0.37)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(53.61)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(43.93)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(102.02)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(14.89)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(106.86)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(39.09)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(68.13)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(82.66)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(5.21)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(29.41)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(48.77)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(0.37)		Ow.Inv		
04/11/2022	Water Usage: 04/10/2022 to 01/11/2022		(39.09)		Ow.Inv		
18/11/2022	Owner invoice cancellation for lot: 44/464974		14.89	Cancel	Ow.Inv		
18/11/2022	Lot 44: Water Usage 21/10/22 to 01/11/22. Includes		(6.16)		Ow.Inv		
18/11/2022	Owner invoice cancellation for lot: 32/464974		34.25	Cancel	Ow.Inv		
18/11/2022	Lot 32: Water Usage 18/10/22 to 01/11/22. Includes		(17.71)		Ow.Inv		
30/11/2022	Water oncharges tfr to Residential Group		2,188.02		Jnl	47209	
07/12/2022	Lot 10: Estimated Water Usage 02/11/22 to 13/01/23		(136.51)		Ow.Inv		
09/12/2022	Lot 9: Estimated Water Usage 02/11/22 to 16/12/22.		(144.90)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(68.15)	Cancel	Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(63.31)	Cancel	Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(14.91)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(29.43)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(58.47)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(58.47)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(48.79)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(43.95)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(24.59)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(24.59)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(53.63)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(19.75)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(43.95)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(34.27)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(10.07)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(34.27)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(29.43)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(34.27)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(24.59)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(24.59)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(19.75)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(14.91)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(14.91)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(43.95)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(48.79)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(10.07)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(72.99)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(53.63)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(34.27)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(97.20)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(14.91)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(68.15)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(63.31)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(63.31)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(10.07)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(10.07)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(19.75)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(160.12)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(0.39)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(63.31)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(34.27)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(106.88)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(111.72)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(43.95)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(77.83)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(97.20)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(10.07)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(39.11)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(58.47)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(43.95)		Ow.Inv		
19/12/2022	Water Usage: 02/11/2022 to 01/12/2022		(48.79)		Ow.Inv		
02/01/2023	Owner invoice cancellation for lot: 9/464974		68.15	Cancel	Ow.Inv		
02/01/2023	Owner invoice cancellation for lot: 10/464974		63.31	Cancel	Ow.Inv		
13/01/2023	Water oncharges tfr to Residential Group		2,645.08		Jnl	47695	
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(155.69)	Cancel	Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(34.68)	Cancel	Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(15.32)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(49.20)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(10.48)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(39.52)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(92.77)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(175.05)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(49.20)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(49.20)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(44.36)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(34.68)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(44.36)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(83.08)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(58.88)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(15.32)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(63.72)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(68.56)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(39.52)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(25.00)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(58.88)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(49.20)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(25.00)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(87.93)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(34.68)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(83.08)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(68.56)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(141.17)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(20.16)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(141.17)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(107.29)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(68.56)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(150.85)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(0.80)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(136.33)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(126.65)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(141.17)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(29.84)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(29.84)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(25.00)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(383.18)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(44.36)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(102.45)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(92.77)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(73.40)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(315.42)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(116.97)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(271.86)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(44.36)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(189.57)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(208.93)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(34.68)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(78.24)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(121.81)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(97.61)		Ow.Inv		
13/02/2023	Water Usage: 02/12/2022 to 01/02/2023		(92.77)		Ow.Inv		
27/02/2023	Owner invoice cancellation for lot: 9/464974		155.69	Cancel	Ow.Inv		
27/02/2023	Lot 9: Water Usage 17/12/22 to 01/02/23. Includes		(78.94)		Ow.Inv		
27/02/2023	Owner invoice cancellation for lot: 10/464974		34.68	Cancel	Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(106.88)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(14.91)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(29.43)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(29.43)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(43.95)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(39.11)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(68.15)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(14.91)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(24.59)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(34.27)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(34.27)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(39.11)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(5.23)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(14.91)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(34.27)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(39.11)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(24.59)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(10.07)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(48.79)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(39.11)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(34.27)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(82.67)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(5.23)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(77.83)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(48.79)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(24.59)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(92.36)		Ow.Inv		

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(29.43)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(77.83)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(58.47)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(53.63)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(24.59)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(14.91)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(184.32)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(0.39)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(68.15)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(43.95)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(24.59)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(160.12)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(53.63)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(131.08)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(53.63)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(121.40)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(58.47)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(5.23)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(19.75)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(58.47)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(63.31)		Ow.Inv		
09/03/2023	Water Usage: 02/02/2023 to 03/03/2023		(48.79)		Ow.Inv		
21/03/2023	Water oncharges tfr to Residential Group		4,831.70		Jnl	48481	
21/03/2023	Water oncharges tfr to Residential Group		2,553.22		Jnl	48485	
			\$0.00				
Total expenses			\$198,025.21				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
Administrative Fund							
Maint Bldg--Cleaning 163000							
30/04/2022	Cleaning Common Area Apr-22	Southeast Asia Ltd	1,450.00	Paid	DE	24	192259
24/05/2022	Cleaning consumables Aug-21- May-22	Southeast Asia Ltd	615.00	Paid	DE	34	194354
31/05/2022	Cleaning Common Area May-22	Southeast Asia Ltd	1,450.00	Paid	DE	31	193988
05/07/2022	Cleaning Common area Jun-22	Southeast Asia Ltd	1,450.00	Paid	DE	39	196093
01/08/2022	Cleaning Common area Jul-22	Southeast Asia Ltd	1,450.00	Paid	DE	46	198080
30/08/2022	Cleaning Common area Aug-22	Southeast Asia Ltd	1,450.00	Paid	DE	53	199722
05/10/2022	Cleaning Common area Sep-22	Southeast Asia Ltd	1,450.00	Paid	DE	60	201723
31/10/2022	Cleaning Common area Oct-22	Southeast Asia Ltd	1,450.00	Paid	DE	65	203262
14/12/2022	Cleaning Common area Nov-22	Southeast Asia Ltd	1,450.00	Paid	DE	72	205723
19/01/2023	Cleaning Common area Dec-22	Southeast Asia Ltd	1,450.00	Paid	DE	80	207932
09/02/2023	Cleaning Common area Jan-22	Southeast Asia Ltd	1,450.00	Paid	DE	87	209233
02/03/2023	Cleaning Common area Feb-23	Southeast Asia Ltd	1,450.00	Paid	DE	98	210455
31/03/2023	Accrue Cleaning Common Area Mar-23		1,450.00		Jnl	48710	
			\$18,015.00				
Maint Bldg--Exhaust/Ventilation Systems 165600							
28/04/2022	Air Cond Maintenance checks 01/04/22 - 30/06/22	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-2-22	192585
26/05/2022	CREDIT: Invoice AMM559-4-21 twice paid	Air Mark Maintenance Ltd	(506.00)	Paid	DE	AMM559-4-21	205572
20/07/2022	Air Cond Maintenance checks 01/07/22 - 30/09/22	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-3-22	205572
13/12/2022	Air Cond Maintenance checks 01/10/22 - 31/12/22	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-4-22	205572
01/03/2023	Air Cond Maintenance checks 01/01/23 - 31/03/23	Air Mark Maintenance Ltd	506.00	Paid	DE	AMM559-1-23	210337
			\$1,518.00				
Maint Bldg--General Repairs 167200							
01/04/2022	Attended site to intercom fault - Apt 105	Advanced Security Group Ltd	365.13	Paid	DE	50091696	191015
25/05/2022	Corridor carpet cleaning on Level 2	A-plus Services	184.00	Paid	DE	10447	193841
08/06/2022	Installed 2x screws to act as packer & replaced	Advanced Security Group Ltd	168.59	Paid	DE	50096741	194229
09/06/2022	Replace faulty water meter Unit 502	Patrick Plumbing & Gas	156.40	Paid	DE	2847	194334
14/06/2022	Replaced 502 water meter-connect to MBUS	Direct Control Limited	681.11	Paid	DE	SMI+22/0024 33	194647
20/06/2022	Lot 54: Oncharge for replacing faulty water meter		(156.40)		Ow.Inv		
21/06/2022	Lot 54: Oncharge for replacing faulty water meter		(156.40)		Jnl	44321	
21/06/2022	Reverse Lot54 Ow Oncharge INV JNL44321		156.40		Jnl	44323	
11/07/2022	Replaced tubes & repaired stairwell light	CGIE Maintenance Limited	763.00	Paid	DE	6519	196388
10/10/2022	Replaced lamps in stairwell light fitting	CGIE Maintenance Limited	274.97	Paid	DE	6786	202039
			\$2,436.80				
Maint Bldg--Lift(s)--Telephone 170205							
01/04/2022	Reversal: Adjust Prepaid Lift Phone 25/03/22-24/04		117.19		Jnl	43293	
24/04/2022	Lift phone 25/04/22 - 24/05/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	192260
24/05/2022	Lift phone 25/05/22 - 24/06/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	193526
29/06/2022	Lift phone 25/06/22 - 24/07/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	195642
26/07/2022	Lift phone 25/07/22 - 24/08/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	197622

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
25/08/2022	Lift phone 25/08/22 - 24/09/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	199415
30/09/2022	Lift phone 25/09/22 - 24/10/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	201724
27/10/2022	Lift phone 25/10/22 - 24/11/22	Spark New Zealand Trading	127.19	Paid	DE	306705903	202881
29/11/2022	Lift phone 25/11/22 - 24/12/22	Spark New Zealand Trading	110.60	Paid	DE	306705903	204859
12/01/2023	Lift phone 25/12/22 - 24/01/23	Spark New Zealand Trading	127.45	Paid	DE	306705903	207594
24/01/2023	GST CORR: Lift phone 25/11/22-24/12/22	Spark New Zealand Trading	16.59	Paid	DE	306705903	208442
26/01/2023	Lift phone 25/01/23 - 24/02/23	Spark New Zealand Trading	127.19	Paid	DE	306705903	208442
02/03/2023	Lift phone 25/02/23 - 24/03/23	Spark New Zealand Trading	127.19	Paid	DE	306705903	210456
30/03/2023	Lift phone 25/03/23 - 24/04/23	Spark New Zealand Trading	127.19	Paid	DE	306705903	212214
31/03/2023	Prepay: Lift Phone 25/03/23-24/03/23		(127.19)		Jnl	48712	
			\$1,516.54				
Maint Bldg--Lift--Maintenance Contract(s) 170201							
01/04/2022	Reversal: Adjust Prepaid Lift Maintenance Apr-22 -		2,228.36		Jnl	43307	
28/04/2022	Annual IQP Apr-22	Vestner NZ Ltd	368.00	Paid	DE	413948	192787
03/06/2022	Lift maintenance July-22 - Sept-22	Otis Elevator Company Ltd	2,228.36	Paid	DE	1849401	194331
04/06/2022	Bi annual service charge Apr-22 - Sept-22	Vestner NZ Ltd	603.75	Paid	DE	414312	194373
24/06/2022	Annual IQP May-22	Vestner NZ Ltd	368.00	Paid	DE	414368	195659
01/09/2022	Preventative maintenance replace battery	Vestner NZ Ltd	178.25	Paid	DE	414360	199733
13/09/2022	Lift maintenance Oct-22 - Dec-22	Otis Elevator Company Ltd	2,228.36	Paid	DE	1867058	200496
14/12/2022	Preventative maintenance for the lift	Vestner NZ Ltd	603.75	Paid	DE	415911	205743
14/12/2022	Call out lift 2 stuck on level 4	Otis Elevator Company Ltd	759.00	Paid	DE	530615	205694
23/12/2022	Lift maintenance Jan-23 - Mar-23	Otis Elevator Company Ltd	2,336.62	Paid	DE	1880369	206531
15/03/2023	Lift maintenance Apr-23 - Jun-23	Otis Elevator Company Ltd	2,336.62	Paid	DE	1901477	211342
30/03/2023	Doors wont open, checked lift shaft - reset 16/03	Vestner NZ Ltd	342.13	Paid	DE	416697	212231
31/03/2023	Prepay: Lift maintenance Apr-23 - Jun-23		(2,336.62)		Jnl	48714	
			\$12,244.58				
Maint Bldg--Locks, Keys & Card Keys 170600							
01/04/2022	Program remote for apt 404	Advanced Security Group Ltd	66.13	Paid	DE	50091483	191015
22/06/2022	Lot 24: Oncharge for 1 access tab and 1 apartment		(68.50)		Ow.Inv		
04/07/2022	Lot 51: Key and swipe including courier		(60.00)		Ow.Inv		
05/07/2022	Lot 34: Oncharge for apartment key		(20.00)		Jnl	44607	
05/07/2022	Generation 6-236B master key for unit 304	Hardware Direct Limited	37.00	Paid	DE	83310	196016
07/07/2022	Generation 6-236B master key for unit 304	Hardware Direct Limited	37.00	Paid	DE	84938	196016
15/08/2022	Lot 10: Oncharge for Garage Remote, ADVANCED SECU		(150.00)		Ow.Inv		
22/08/2022	Program remote for apt 102	Advanced Security Group Ltd	80.50	Paid	DE	50098324	199281
15/11/2022	Remote programmed for Apt 403	Advanced Security Group Ltd	40.25	Paid	DE	50100270	203963
18/11/2022	Lot 44: Oncharge for Swipe (\$35.00) & Garage Remo		(185.00)		Ow.Inv		
01/12/2022	Generation 6-236B master key for unit 406	Hardware Direct Limited	62.00	Paid	DE	90597	204783
16/01/2023	Lot 12: Oncharge for 1 x access swipe		(35.00)	Cancel	Ow.Inv		
16/01/2023	Owner invoice cancellation for lot: 12/464974		35.00	Cancel	Ow.Inv		
24/01/2023	Lot 15: Oncharge for 1 x access swipe		(35.00)		Ow.Inv		
12/02/2023	Lot 47: Oncharge for 2 x keys		(62.00)		Ow.Inv		
16/02/2023	2 x door keys for apartment 102/8	Hardware Direct Limited	51.99	Paid	DE	93457	209603

8 on Nugent - BC 464974

**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
16/02/2023	Remote programmed for Apt 107	Advanced Security Group Ltd	80.50	Paid	DE	50102066	209529
20/02/2023	CREDIT: incorrect charges	Advanced Security Group Ltd	(312.34)	Paid	DE	50102009	211255
30/03/2023	Apt 210 - carpark remote	Advanced Security Group Ltd	120.75	Paid	DE	50102873	212057
31/03/2023	Lot 29: Oncharge for 1 x access swipe		(35.00)		Ow.Inv		
31/03/2023	Lots 10 & 15 oncharges for door keys & remote prog		(132.49)		Jnl	48767	
			-\$484.21				
Utility--Rubbish Removal 190800							
30/04/2022	Rubbish removal Apr-22	Rubbish Direct Ltd	1,313.46	Paid	DE	3087	192753
31/05/2022	Rubbish removal May-22	Rubbish Direct Ltd	1,226.06	Paid	DE	3087	194347
07/07/2022	Rubbish removal Jun-22	Rubbish Direct Ltd	1,226.06	Paid	DE	3087	196086
03/08/2022	Rubbish removal Jul-22 Bldg A	Rubbish Direct Ltd	1,273.87	Paid	DE	3087	198071
06/09/2022	Rubbish removal Aug-22 Bldg A	Rubbish Direct Ltd	1,273.87	Paid	DE	3087	200170
11/10/2022	Rubbish removal Sep-22 Bldg A	Rubbish Direct Ltd	1,340.92	Paid	DE	3087	202152
08/11/2022	Rubbish removal Oct-22 Bldg A	Rubbish Direct Ltd	1,432.92	Paid	DE	3087	203707
08/12/2022	Rubbish removal Nov-22 Bldg A	Rubbish Direct Ltd	1,273.87	Paid	DE	3087	205289
19/01/2023	Rubbish removal Dec-22 Bldg A	Rubbish Direct Ltd	1,273.87	Paid	DE	3087	207953
10/02/2023	Rubbish removal Jan-23 Bldg A	Rubbish Direct Ltd	1,298.08	Paid	DE	3087	209683
15/03/2023	Rubbish removal Feb-23 Bldg A	Rubbish Direct Ltd	1,298.08	Paid	DE	3087	211355
31/03/2023	Accrue Rubbish Removal Mar-23 Bldg A		1,298.08		Jnl	48716	
			\$15,529.14				
Utility--Water & Sewerage 191200							
01/04/2022	Reversal: Accrual: Water 21/02/22 - 10/03/22 w/ ad		(51,350.97)		Jnl	43594	
01/04/2022	Reversal: Accrual: Water oncharges 27/01/22 to 15/		6,359.24		Jnl	43596	
20/04/2022	Water oncharges 27/01/22 to 15/04/22		(6,359.24)		Jnl	43581	
20/04/2022	Water 21/02/22 - 10/03/22 with adjustments	Watercare Services	51,350.97	Paid	DE	5438065-02	202193
03/05/2022	Water 10/03/22 - 20/04/22	Watercare Services	3,547.18	Paid	DE	5438065-02	202193
27/05/2022	Water 20/04/22 - 23/05/22	Watercare Services	2,324.89	Paid	DE	5438065-02	202193
28/06/2022	Water 23/05/22 - 23/06/22	Watercare Services	215.50	Paid	DE	5438065-02	202193
30/06/2022	Water oncharges 16/04/22 to 22/06/22		(5,121.53)		Jnl	44516	
03/08/2022	Water 23/06/22 - 26/07/22	Watercare Services	225.90	Paid	DE	5438065-02	202193
31/08/2022	Water oncharges 23/06/22 to 06/07/22		(1,197.45)		Jnl	45681	
08/09/2022	Water 26/07/22 - 24/08/22	Watercare Services	214.59	Paid	DE	5438065-02	202193
04/10/2022	Water Oncharges 07/07/22 to 18/10/22		(6,931.64)		Jnl	46104	
04/10/2022	Lot 32: Estimated Water Usage 04/10/22 to 17/10/22		(15.82)		Ow.Inv		
04/10/2022	Lot 44: Estimated Water Usage 04/10/22 to 20/10/22		(3.40)		Ow.Inv		
11/10/2022	Water 24/08/22 - 23/09/22	Watercare Services	220.15	Paid	DE	5438065-02	202193
18/10/2022	Lot 58: Water Usage 01/09/22 to 03/10/22. Includes		(59.65)		Ow.Inv		
08/11/2022	Water 23/09/22 - 27/10/22	Watercare Services	252.09	Paid	DE	5438065-02	203759
30/11/2022	Water oncharges 04/10/22 to 01/11/22		(2,188.02)		Jnl	47211	
23/12/2022	Water 27/10/22 - 24/11/22	Watercare Services	688.21	Paid	DE	5438065-02	206606
13/01/2023	Water oncharges 02/11/22 to 01/12/22		(2,645.08)		Jnl	47697	
23/01/2023	Water 24/11/22 - 22/12/22	Watercare Services	446.20	Paid	DE	5438065-02	208463

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Residential - Nugent							
22/02/2023	Water 22/12/22 - 25/01/23	Watercare Services	978.12	Paid	DE	5438065-02	210103
21/03/2023	Water oncharges 02/02/23 to 03/03/23		(2,553.22)		Jnl	48487	
21/03/2023	Water oncharges 02/12/22 to 01/02/23		(4,831.70)		Jnl	48483	
31/03/2023	Accrue Water Usage 26/01/23 to 25/03/23		1,348.83		Jnl	48718	
31/03/2023	Reconciliation/washup water meter readings to COT		17,954.84		Jnl	48769	
31/03/2023	Accrual: Water oncharges 04/03/23 to 04/04/23		(2,868.99)		Jnl	48690	
			\$0.00				
Total expenses			\$50,775.85				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Retail - Nugent							
Administrative Fund							
Maint Bldg--Cleaning 163000							
30/04/2022	Cleaning Common Area Apr-22	Southeast Asia Ltd	1,050.00	Paid	DE	24	192259
24/05/2022	Cleaning consumables Aug-21- May-22	Southeast Asia Ltd	615.00	Paid	DE	34	194354
31/05/2022	Cleaning Common Area May-22	Southeast Asia Ltd	1,050.00	Paid	DE	31	193988
21/06/2022	Consumables - soap dispenser	Southeast Asia Ltd	31.73	Paid	DE	42	195162
05/07/2022	Cleaning Common area Jun-22	Southeast Asia Ltd	1,180.00	Paid	DE	39	196093
01/08/2022	Cleaning Common area Jul-22	Southeast Asia Ltd	1,180.00	Paid	DE	46	198080
30/08/2022	Cleaning Common area Aug-22	Southeast Asia Ltd	1,180.00	Paid	DE	53	199722
05/10/2022	Cleaning Common area Sep-22	Southeast Asia Ltd	1,180.00	Paid	DE	60	201723
31/10/2022	Cleaning Common area Oct-22	Southeast Asia Ltd	1,180.00	Paid	DE	65	203262
14/12/2022	Cleaning Common area Nov-22	Southeast Asia Ltd	1,180.00	Paid	DE	72	205723
19/01/2023	Cleaning Common area Dec-22	Southeast Asia Ltd	1,180.00	Paid	DE	80	207932
09/02/2023	Cleaning Common area Jan-22	Southeast Asia Ltd	1,180.00	Paid	DE	87	209233
02/03/2023	Cleaning Common area Feb-23	Southeast Asia Ltd	1,180.00	Paid	DE	98	210455
31/03/2023	Accrue Cleaning Common area Mar-23		1,180.00		Jnl	48720	
			\$14,546.73				
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary 163007							
14/06/2022	Sanitary services Jun-22 - Aug-22	Ladycare Services	351.04	Paid	DE	258860	194693
20/09/2022	Sanitary services Sep-22 - Nov-22	Ladycare Services	351.04	Paid	DE	263742	200898
19/12/2022	Sanitary services Dec-22 - Feb-23	Ladycare Services	351.04	Paid	DE	268701	206487
15/03/2023	Sanitary services Mar-23 - May-23	Ladycare Services	351.04	Paid	DE	273552	211318
			\$1,404.16				
Maint Bldg--General Repairs 167200							
09/06/2022	Blocked toilet in the ground floor common area	Patrick Plumbing & Gas	156.40	Paid	DE	2797	194334
			\$156.40				
Utility--Water & Sewerage 191200							
01/04/2022	Reversal: Accrual: CREDIT: Water 21/02/22 - 10/03/		70,335.74		Jnl	43598	
01/04/2022	Reversal: Accrual: Water oncharges 05/11/21 to 15/		449.07		Jnl	43600	
20/04/2022	Water oncharges 05/11/21 to 15/04/22		(449.07)		Jnl	43589	
20/04/2022	CREDIT:Water 21/02/22 - 10/03/22 with adjustments	Watercare Services	(70,335.74)	Paid	DE	5438065-01	202193
03/05/2022	Water 10/03/22 - 20/04/22	Watercare Services	532.46	Paid	DE	5438065-01	202193
27/05/2022	Water 20/04/22 - 23/05/22	Watercare Services	190.13	Paid	DE	5438065-01	202193
01/07/2022	Water 23/05/22 - 23/06/22	Watercare Services	3,991.11	Paid	DE	5438065-01	202193
06/07/2022	Water oncharges 16/04/22 to 22/06/22		(189.07)		Jnl	44633	
08/09/2022	Water 26/07/22 - 24/08/22	Watercare Services	3,564.59	Paid	DE	5438065-01	202193
08/09/2022	Water 23/06/22 - 26/07/22	Watercare Services	2,853.86	Paid	DE	5438065-01	202193
11/10/2022	Water 24/08/22 - 23/09/22	Watercare Services	3,776.39	Paid	DE	5438065-01	202193
08/11/2022	Water 23/09/22 - 27/10/22	Watercare Services	3,184.23	Paid	DE	5438065-01	203759
21/12/2022	Water 27/10/22 - 24/11/22	Watercare Services	2,739.10	Paid	DE	5438065-01	206606
18/01/2023	Water 24/11/22 - 22/12/22	Watercare Services	3,754.86	Paid	DE	5438065-01	208120
22/02/2023	Water 22/12/22 - 25/01/23	Watercare Services	3,518.05	Paid	DE	5438065-01	210103
31/03/2023	Water 26/01/23 - 24/03/23		5,415.41		Jnl	48722	

8 on Nugent - BC 464974**Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Building A Retail - Nugent							
31/03/2023	Accrual: Water oncharges 23/06/22 to 04/04/23		(820.41)		Jnl	48692	
31/03/2023	Reconciliation/washup water meter readings to corr		(17,954.84)		Jnl	48771	
			<u>\$14,555.87</u>				
		Total expenses	\$30,663.16				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Owner Invoices

As at 31/03/2023

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64 9 638 2500
E: reception@apm.kiwi
www.apm.kiwi

Due	Lot	Unit	Owner	Description	Account name	Invoice amount	Unpaid
Body Corporate 464974				Building A, 8 Nugent Street - Building A, Grafton Auckland 1023			
27/02/2023	34	304	Vaibhav Pankaj Talesara	Water Usage: 02/12/2022 to 01/02/2023	Utility--Water & Sewerage	83.08	83.07
27/02/2023	54	502	Carl Black & Anupriya Chaudhary	Water Usage: 02/12/2022 to 01/02/2023	Utility--Water & Sewerage	315.42	315.42
23/03/2023	24	205	William John Johnston	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	5.23	5.23
23/03/2023	29	210	Glenys Knox	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	19.75	19.75
23/03/2023	34	304	Vaibhav Pankaj Talesara	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	39.11	39.11
23/03/2023	38	308	Mark Asher Stephens	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	77.83	77.83
23/03/2023	51	410	Florent Michel Pieri & Georgia Kate Pieri	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	68.15	68.15
23/03/2023	54	502	Carl Black & Anupriya Chaudhary	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	160.12	160.12
23/03/2023	58	506	Conner Brad Lindsay	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	121.40	121.40
23/03/2023	60	508	Wai Kent Joseph Michael Lee	Water Usage: 02/02/2023 to 03/03/2023	Utility--Water & Sewerage	5.23	5.23
31/03/2023	29	210	Glenys Knox	Lot 29: Oncharge for 1 x access swipe	Maint Bldg--Locks, Keys & Card Keys	35.00	35.00
							930.31



Aged Arrears List

8 on Nugent - BC 464974

Spartik House, Level 2,
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Auckland, New Zealand
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E: reception@apm.kwi
www.apm.kwi

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
24	205	William John Johnston	5.23	0.00	0.00	5.23	0.00	0.00	0.00	0.00	
34	304	Vaibhav Pankaj Talesara	122.18	0.00	0.00	39.11	83.07	0.00	0.00	0.00	13/03/2023
38	308	Mark Asher Stephens	77.83	0.00	0.00	77.83	0.00	0.00	0.00	0.00	
51	410	Florent Michel Pieri & Georgia Kate Pieri	68.15	0.00	0.00	68.15	0.00	0.00	0.00	0.00	
54	502	Carl Black & Anupriya Chaudhary	475.54	0.00	0.00	160.12	315.42	0.00	0.00	0.00	13/03/2023
58	506	Conner Brad Lindsay	121.40	0.00	0.00	121.40	0.00	0.00	0.00	0.00	
60	508	Wai Kent Joseph Michael Lee	5.23	0.00	0.00	5.23	0.00	0.00	0.00	0.00	
			875.56	0.00	0.00	477.07	398.49	0.00	0.00	0.00	



Investments As of 31/03/2023

Spartik House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-7500
E: reception@apm.kiwi
www.apm.kiwi

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 464974	Building A, 8 Nugent Street - Building A, Grafton Auckland 1023				
ASB Bank Limited	Nugent St Bldg A Admin	123111	0007102 037	44.78	0.00
ASB Bank Limited	Nugent St Bldg A LTMF	123111	0007110 037	0.00	620.89
ASB Bank Limited	Nugent St Bldg A LTMF TD 3 mths	123111	0013385 037	0.00	100,000.00
ASB Bank Limited	Nugent St Bldg A LTMF TD 6 mths	123111	0013393 037	0.00	100,000.00
				44.78	200,620.89



Balance Sheet - Group As at 31/03/2023

Spartik House, Level 2,
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Auckland, New Zealand
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8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	3,216.82
Owners Equity--Admin	3,552.41
	<u>6,769.23</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	60,755.93
Owners Equity--LTMF	215,732.51
	<u>276,488.44</u>

Net owners' funds

\$283,257.67

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	8,179.14
Investment #1 - Savings--Admin	44.78
Receivable--Owners--Admin	895.31
	<u>9,119.23</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	75,867.55
Investment #1 - Savings--LTMF	620.89
Investment #13 - Term Deposit--LTMF	100,000.00
Investment #16 - Term Deposit--LTMF	100,000.00
	<u>276,488.44</u>

Unallocated Money

Cash at Bank--Unallocated	2,785.56
	<u>2,785.56</u>

Total assets

288,393.23

Less liabilities

Administrative Fund

Accrued Expenses--Admin	2,350.00
	<u>2,350.00</u>

Long Term Maintenance Fund

0.00

Unallocated Money

Prepaid Levies--Unallocated	2,785.56
	<u>2,785.56</u>

Total liabilities

5,135.56

Net assets

\$283,257.67

Building A Residential - Nugent

Current period

Owners' funds**Administrative Fund**

Operating Surplus/Deficit--Admin	4,230.18
Owners Equity--Admin	6,091.42
	<u>10,321.60</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	0.00
	<u>0.00</u>

Net owners' funds\$10,321.60**Represented by:****Assets****Administrative Fund**

Accrued Utility Oncharges--Admin	2,868.99
Cash at Bank--Admin	9,050.71
Prepaid Expenses--Admin	2,463.81
Receivable--Owners--Admin	35.00
	<u>14,418.51</u>

Long Term Maintenance Fund0.00*Total assets*14,418.51**Less liabilities****Administrative Fund**

Accrued Expenses--Admin	4,096.91
	<u>4,096.91</u>

Long Term Maintenance Fund0.00*Total liabilities*4,096.91**Net assets**\$10,321.60

Building A Retail - Nugent

Current period

Owners' funds**Administrative Fund**

Operating Surplus/Deficit--Admin

(3,163.16)

Owners Equity--Admin

10,349.22

7,186.06**Long Term Maintenance Fund**

Operating Surplus/Deficit--LTMF

0.00

0.00**Net owners' funds**\$7,186.06**Represented by:****Assets****Administrative Fund**

Accrued Utility Oncharges--Admin

820.41

Cash at Bank--Admin

12,961.06

13,781.47**Long Term Maintenance Fund***Total assets*

0.00

13,781.47**Less liabilities****Administrative Fund**

Accrued Expenses--Admin

6,595.41

6,595.41**Long Term Maintenance Fund***Total liabilities*

0.00

6,595.41**Net assets**\$7,186.06



Income & Expenditure Statement - Group for the financial year to 31/03/2023

Spartk House, Level 2,
6-8 Edward Wayte Place, Grafton, 1023,
Auckland, New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
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8 on Nugent - BC 464974

Building A, 8 Nugent Street - Building A, Grafton
Auckland 1023

General

Administrative Fund

Current period **Annual budget** **Previous year**
01/04/2022-31/03/2023 01/04/2022-31/03/2023 01/04/2021-31/03/2022

Revenue

	315.26	0.00	196.42
Admin Rebate	909.00	0.00	0.00
AECT Dividend	0.00	0.00	19.97
Income Tax Refund	17.06	0.00	63.43
Interest on Arrears--Admin	0.71	0.00	0.10
Interest on Investments--Admin	200,000.00	200,000.00	185,000.12
Levies Due--Admin	201,242.03	200,000.00	185,280.04
<i>Total revenue</i>			

Less expenses

	500.00	500.00	0.00
Admin--Administration Fee--Additional	17,000.00	17,000.00	16,000.00
Admin--Administration Fee--Standard	0.00	400.00	0.00
Admin--Legal Fees	17,225.00	17,225.00	17,225.00
Admin--Levy Contribution--Precinct Assoc	2,122.54	0.00	0.00
Admin--Office Expenses	0.00	0.00	150.00
Insurance--Claim--Payout	63,764.18	64,500.00	58,196.28
Insurance--Premiums	506.00	510.00	0.00
Insurance--Valuation	7,440.50	8,500.00	13,462.00
Maint Bldg -- Chemwash	8,913.52	5,000.00	3,646.83
Maint Bldg--Car Park	1,725.00	0.00	0.00
Maint Bldg--Electrical Thermographic Survey	2,418.18	2,500.00	1,269.28
Maint Bldg--Fire Protection	362.25	720.00	765.91
Maint Bldg--Fire Protection--Evacuation Plan	17,262.95	15,000.00	15,339.18
Maint Bldg--General Repairs	3,135.59	3,100.00	3,050.25
Maint Bldg--Roof Anchor points	2,064.65	4,000.00	4,474.00
Maint Bldg--W O F	28,200.00	28,200.00	28,874.97
Staff--Contract Building Manager	25,384.85	30,000.00	28,146.66
Utility--Electricity	198,025.21	197,155.00	190,600.36
<i>Total expenses</i>			

Surplus/Deficit

	3,216.82	2,845.00	(5,320.32)
Opening balance	3,552.41	3,552.41	8,872.73

Closing balance

	\$6,769.23	\$6,397.41	\$3,552.41
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General**Long Term Maintenance Fund**

	Current period 01/04/2022-31/03/2023	Annual budget 01/04/2022-31/03/2023	Previous year 01/04/2021-31/03/2022
Revenue			
Interest on Arrears--LTMF	4.65	0.00	16.88
Interest on Investments--LTMF	751.28	0.00	102.40
Levies Due--LTMF	60,000.00	60,000.00	52,200.12
<i>Total revenue</i>	<u>60,755.93</u>	<u>60,000.00</u>	<u>52,319.40</u>
Less expenses			
Maint Bldg--Fire Protection	0.00	0.00	4,233.15
Maint Bldg--Project--General Repair	0.00	10,000.00	9,875.74
<i>Total expenses</i>	<u>0.00</u>	<u>10,000.00</u>	<u>14,108.89</u>
Surplus/Deficit	<u>60,755.93</u>	<u>50,000.00</u>	<u>38,210.51</u>
Opening balance	215,732.51	215,732.51	177,522.00
Closing balance	<u>\$276,488.44</u>	<u>\$265,732.51</u>	<u>\$215,732.51</u>

Building A Residential - Nugent**Administrative Fund**

	Current period	Annual budget	Previous year
	01/04/2022-31/03/2023	01/04/2022-31/03/2023	01/04/2021-31/03/2022
Revenue			
Interest on Arrears--Admin	5.91	0.00	9.36
Levies Due--Admin	55,000.12	55,000.00	43,749.88
<i>Total revenue</i>	<u>55,006.03</u>	<u>55,000.00</u>	<u>43,759.24</u>
Less expenses			
Maint Bldg--Cleaning	18,015.00	20,000.00	19,909.52
Maint Bldg--Exhaust/Ventilation Systems	1,518.00	3,050.00	2,530.00
Maint Bldg--General Repairs	2,436.80	2,500.00	2,212.98
Maint Bldg--Lift(s)--Telephone	1,516.54	1,600.00	1,171.90
Maint Bldg--Lift--Maintenance Contract(s)	12,244.58	14,000.00	11,488.39
Maint Bldg--Locks, Keys & Card Keys	(484.21)	0.00	819.80
Utility--Rubbish Removal	15,529.14	14,000.00	15,316.74
Utility--Water & Sewerage	0.00	500.00	(23.12)
<i>Total expenses</i>	<u>50,775.85</u>	<u>55,650.00</u>	<u>53,426.21</u>
Surplus/Deficit	<u>4,230.18</u>	<u>(650.00)</u>	<u>(9,666.97)</u>
Opening balance	6,091.42	6,091.42	15,758.39
Closing balance	<u><u>\$10,321.60</u></u>	<u><u>\$5,441.42</u></u>	<u><u>\$6,091.42</u></u>

Building A Retail - Nugent**Administrative Fund**

	Current period 01/04/2022-31/03/2023	Annual budget 01/04/2022-31/03/2023	Previous year 01/04/2021-31/03/2022
Revenue			
Levies Due--Admin	27,500.00	27,500.00	23,499.92
<i>Total revenue</i>	<u>27,500.00</u>	<u>27,500.00</u>	<u>23,499.92</u>
Less expenses			
Maint Bldg--Cleaning	14,546.73	14,000.00	14,200.53
Maint Bldg--Cleaning--Furn/Carpet/Mats/Sanitary	1,404.16	1,500.00	957.39
Maint Bldg--Exhaust/Ventilation Systems	0.00	575.00	0.00
Maint Bldg--General Repairs	156.40	1,500.00	507.65
Utility--Water & Sewerage	14,555.87	10,000.00	(5,358.12)
<i>Total expenses</i>	<u>30,663.16</u>	<u>27,575.00</u>	<u>10,307.45</u>
Surplus/Deficit	<u>(3,163.16)</u>	<u>(75.00)</u>	<u>13,192.47</u>
Opening balance	10,349.22	10,349.22	(2,843.25)
Closing balance	<u>\$7,186.06</u>	<u>\$10,274.22</u>	<u>\$10,349.22</u>

Client Statement

Client Name: Nugent St Bldg A LTMF TD 6 mths
Client Known As: LTMF TD 6 mths
Client Account: 12-3111-0013393-37
Client Reference: BC 464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Fixed Term
Opening Date: 12 Jan 2023

Amount of Investment: \$100,000.00 **Interest rate:** 4.75%
Term of Investment: 6 Month **Maturing On:** 12 Jul 2023
Invested On: 12 Jan 2023 **Principal Instructions:** Credit Nominated or Commercial Trust Account
Interest: Credit Nominated or Commercial Trust Account

Date	Transaction	Withdrawal	Deposit	Balance
12 Jan 2023	Opening Deposit		\$100,000.00	\$100,000.00
31 Mar 2023	Closing Balance			\$100,000.00

Client Statement

Client Name: Nugent St Bldg A LTMF TD 3 mths
Client Known As: LTMF TD 3 mths
Client Account: 12-3111-0013385-37
Client Reference: BC 464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Fixed Term
Opening Date: 12 Jan 2023

Amount of Investment: \$100,000.00
Term of Investment: 3 Month
Invested On: 12 Jan 2023
Interest: Credit Nominated or Commercial Trust Account
Interest rate: 3.40%
Maturing On: 12 Apr 2023
Principal Instructions: Reinvest principal

Date	Transaction	Withdrawal	Deposit	Balance
12 Jan 2023	Opening Deposit			
31 Mar 2023	Closing Balance		\$100,000.00	\$100,000.00
				\$100,000.00

Client Statement

Client Name: Nugent St Bldg A LTMF
Client Known As: LTMF
Client Account: 12-3111-0007110-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
				\$79,869.61
01 Apr 2022	Opening Balance			\$79,898.17
29 Apr 2022	Interest		\$28.56	\$79,890.18
29 Apr 2022	Tax @ 28.00%	\$7.99		\$79,888.64
29 Apr 2022	Admin Fee	\$1.54		\$79,930.33
31 May 2022	Interest		\$41.69	\$79,918.66
31 May 2022	Tax @ 28.00%	\$11.67		\$79,916.41
31 May 2022	Admin Fee	\$2.25		\$79,975.53
30 Jun 2022	Interest		\$59.12	\$79,958.98
30 Jun 2022	Tax @ 28.00%	\$16.55		\$79,955.79
30 Jun 2022	Admin Fee	\$3.19		\$80,012.96
29 Jul 2022	Interest		\$57.17	\$79,996.96
29 Jul 2022	Tax @ 28.00%	\$16.00		\$79,993.87
29 Jul 2022	Admin Fee	\$3.09		\$80,092.93
31 Aug 2022	Interest		\$99.06	\$80,065.20
31 Aug 2022	Tax @ 28.00%	\$27.73		\$80,059.85
31 Aug 2022	Admin Fee	\$5.35		\$80,184.88
30 Sep 2022	Interest		\$125.03	\$80,149.88
30 Sep 2022	Tax @ 28.00%	\$35.00		\$80,143.13
30 Sep 2022	Admin Fee	\$6.75		\$80,306.49
31 Oct 2022	Interest		\$163.36	\$80,260.75
31 Oct 2022	Tax @ 28.00%	\$45.74		\$80,251.93
31 Oct 2022	Admin Fee	\$8.82		\$80,446.51
30 Nov 2022	Interest		\$194.58	\$80,392.03
30 Nov 2022	Tax @ 28.00%	\$54.48		\$80,381.52
30 Nov 2022	Admin Fee	\$10.51		\$80,625.97
30 Dec 2022	Interest		\$244.45	\$80,557.53
30 Dec 2022	Tax @ 28.00%	\$68.44		\$80,544.33
30 Dec 2022	Admin Fee	\$13.20		\$200,544.33
11 Jan 2023	Auckland Pro DE PAYMENT 206682		\$120,000.00	\$544.33
12 Jan 2023	BC 464974 TFR SAVIN TO CAB	\$200,000.00		\$655.58
31 Jan 2023	Interest		\$111.25	\$624.43
31 Jan 2023	Tax @ 28.00%	\$31.15		\$618.42
31 Jan 2023	Admin Fee	\$6.01		\$620.18
28 Feb 2023	Interest		\$1.76	\$619.69
28 Feb 2023	Tax @ 28.00%	\$0.49		\$619.59
28 Feb 2023	Admin Fee	\$0.10		\$621.54
31 Mar 2023	Interest		\$1.95	\$621.00
31 Mar 2023	Tax @ 28.00%	\$0.54		\$620.89
31 Mar 2023	Admin Fee	\$0.11		\$620.89
31 Mar 2023	Closing Balance			\$620.89

Client Statement

Date Generated: 04 Apr 2023 13:20:36

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Statement

Client Name: Nugent St Bldg A Admin
Client Known As: Admin
Client Account: 12-3111-0007102-37
Client Reference: BC464974

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 20 Oct 2015

Date	Transaction	Withdrawal	Deposit	Balance
01 Apr 2022	Opening Balance			\$44.07
29 Apr 2022	Interest			\$44.08
31 May 2022	Interest		\$0.01	\$44.10
30 Jun 2022	Interest		\$0.02	\$44.13
29 Jul 2022	Interest		\$0.03	\$44.16
31 Aug 2022	Interest		\$0.03	\$44.21
31 Aug 2022	Tax @ 28.00%		\$0.05	\$44.20
30 Sep 2022	Interest	\$0.01		\$44.27
30 Sep 2022	Tax @ 28.00%		\$0.07	\$44.26
31 Oct 2022	Interest	\$0.01		\$44.35
31 Oct 2022	Tax @ 28.00%		\$0.09	\$44.33
31 Oct 2022	Admin Fee	\$0.02		\$44.32
30 Nov 2022	Interest	\$0.01		\$44.43
30 Nov 2022	Tax @ 28.00%		\$0.11	\$44.40
30 Nov 2022	Admin Fee	\$0.03		\$44.39
30 Dec 2022	Interest	\$0.01		\$44.53
30 Dec 2022	Tax @ 28.00%		\$0.14	\$44.50
30 Dec 2022	Admin Fee	\$0.03		\$44.49
31 Jan 2023	Interest	\$0.01		\$44.63
31 Jan 2023	Tax @ 28.00%		\$0.14	\$44.60
31 Jan 2023	Admin Fee	\$0.03		\$44.59
28 Feb 2023	Interest	\$0.01		\$44.72
28 Feb 2023	Tax @ 28.00%		\$0.13	\$44.69
28 Feb 2023	Admin Fee	\$0.03		\$44.68
31 Mar 2023	Interest	\$0.01		\$44.82
31 Mar 2023	Tax @ 28.00%		\$0.14	\$44.79
31 Mar 2023	Admin Fee	\$0.03		\$44.78
31 Mar 2023	Closing Balance	\$0.01		\$44.78