

Auckland Property Management Ltd

145 Manukau Road, Epsom
PO Box 28510 Remuera
Auckland, New Zealand
P: 64-9-638 2500
F: 64-9-639 0873
rentals@aucklandproperty.net
www.aucklandproperty.net

Licensed (REAA 2008), MREINZ



ANNUAL REPORTS

for the financial year to 31/01/2021

BARFOOT & THOMPSON
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Body Corporate 169171

15 Sarawia Street, Newmarket, Auckland 1052

Manager: Melissa Whately

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Balance Sheet As at 31/01/2021



Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(1,151.20)
Owners Equity--Admin	14,791.92
	<hr/>
	13,640.72

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	3,973.57
Owners Equity--LTMF	7,172.42
	<hr/>
	11,145.99

Net owners' funds

\$24,786.71

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	8,556.37
Receivable--Levies--Admin	5,459.56
	<hr/>
	14,015.93

Long Term Maintenance Fund

Cash at Bank--LTMF	9,807.68
Receivable--Levies--LTMF	1,338.31
	<hr/>
	11,145.99

Unallocated Money

0.00

Total assets

25,161.92

Less liabilities

Administrative Fund

Accrued Expenses--Admin	377.91
Creditors--Other--Admin	(2.70)
	<hr/>
	375.21

Long Term Maintenance Fund

0.00

Unallocated Money

0.00

Total liabilities

375.21

Net assets

\$24,786.71

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Income & Expenditure Statement for the financial year to 31/01/2021



Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Administrative Fund

	Current period 01/02/2020-31/01/2021	Annual budget 01/02/2020-31/01/2021	Previous year 01/02/2019-31/01/2020
Revenue			
AECT Dividend	280.00	0.00	0.00
Interest on Arrears--Admin	70.16	0.00	0.00
Interest on Investments--Admin	25.31	0.00	0.00
Levies Due--Admin	27,092.39	27,092.40	0.00
Prior Period GST Revenue Adjustment-Admin	62.76	0.00	0.00
<i>Total revenue</i>	<u>27,530.62</u>	<u>27,092.40</u>	<u>0.00</u>
Less expenses			
Admin--Administration Fee--Standard	2,606.52	1,954.00	0.00
Admin--Administration--Income Tax Return	0.00	368.00	0.00
Admin--Bank Charges	0.00	356.50	0.00
Admin--Health & Safety	0.00	428.00	0.00
Insurance--Premiums	7,007.90	7,007.90	0.00
Insurance--Valuation	850.00	830.00	0.00
Maint Bldg--Contingency	0.00	4,000.00	0.00
Maint Bldg--General Repairs	12,092.90	3,200.00	0.00
Maint Bldg--Long Term Maintenance Plan	0.00	698.00	0.00
Maint Grounds--Lawns & Gardening	6,122.91	8,000.00	0.00
Utility--Electricity	0.00	150.00	0.00
Utility--Water & Sewerage	1.59	100.00	0.00
<i>Total expenses</i>	<u>28,681.82</u>	<u>27,092.40</u>	<u>0.00</u>
Surplus/Deficit	<u>(1,151.20)</u>	<u>0.00</u>	<u>0.00</u>
Opening balance	14,791.92	14,791.92	14,791.92
Closing balance	<u><u>\$13,640.72</u></u>	<u><u>\$14,791.92</u></u>	<u><u>\$14,791.92</u></u>

Long Term Maintenance Fund

	Current period	Annual budget	Previous year
	01/02/2020-31/01/2021	01/02/2020-31/01/2021	01/02/2019-31/01/2020
Revenue			
Interest on Arrears--LTMF	(26.43)	0.00	0.00
Levies Due--LTMF	4,000.00	4,000.00	0.00
<i>Total revenue</i>	<u>3,973.57</u>	<u>4,000.00</u>	<u>0.00</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>3,973.57</u>	<u>4,000.00</u>	<u>0.00</u>
Opening balance	7,172.42	7,172.42	7,172.42
Closing balance	<u>\$11,145.99</u>	<u>\$11,172.42</u>	<u>\$7,172.42</u>

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Detailed Expenses for the financial year from 01/02/2020 to 31/01/2021



Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Administration Fee--Standard 154000

30/09/2020	YTD Expense		1,887.77		Jnl	34343	
02/12/2020	Administration Fees December 2020	Auckland Property	718.75	Paid	DE		162760
			\$2,606.52				

Admin--Sections 146/147/148 Fees 156000

17/11/2020	Lot 2: Unit B Urgent Section 147 Disclosure Statem		(396.75)		Ow.Inv		
02/12/2020	Disclosure Statement Fees December 2020	Auckland Property	396.75	Paid	DE		162760
			\$0.00				

Insurance--Premiums 159100

30/09/2020	YTD Expense		7,007.90		Jnl	34345	
			\$7,007.90				

Insurance--Valuation 159200

30/09/2020	YTD Expense		850.00		Jnl	34347	
			\$850.00				

Maint Bldg--General Repairs 167200

30/09/2020	YTD Expense		8,311.95		Jnl	34346	
11/11/2020	Clean out all gutters & replace 1 section of gutter	Water Works 2004 Ltd	3,780.95	Paid	DE	37392	161469
			\$12,092.90				

Maint Grounds--Lawns & Gardening 178400

30/09/2020	YTD Expense		4,035.66		Jnl	34344	
26/11/2020	Garden Maintenance 14/09/20	Sharper Cleaning Ltd	379.50	Paid	DE	50198	162699
26/11/2020	Garden Maintenance 11/10/20	Sharper Cleaning Ltd	379.50	Paid	DE	50277	162699
26/11/2020	Garden Maintenance 12/11/20	Sharper Cleaning Ltd	379.50	Paid	DE	50383	162699
26/11/2020	Garden Maintenance 12/11/20	Sharper Cleaning Ltd	379.50	Paid	DE	50384	162699
26/11/2020	Garden Maintenance 09/11/20 & 10/11/20	Sharper Cleaning Ltd	569.25	Paid	DE	50385	162699
10/12/2020	Refund: Inv 50384		(379.50)		Rct	311705	
10/12/2020	Refund: Inv 50383		(379.50)		Rct	311708	
16/12/2020	Garden Maintenance 07/12/20	Sharper Cleaning Ltd	379.50	Paid	DE	50523	163737
31/01/2021	Accrual: Garden Maintenance 15/01/20		379.50		Jnl	35821	
			\$6,122.91				

Utility--Water & Sewerage 191200

30/09/2020	YTD Expense		5.88		Jnl	34348	
23/10/2020	Water 20/08/20 - 21/09/20		(5.88)	Unpaid	Inv	1273908-01	
03/12/2020	Water 21/10/20 - 20/11/20		1.59	Unpaid	Inv	1273908-01	
06/01/2021	Water 20/11/20- 21/12/20		1.59	Unpaid	Inv	1273908-01	

Sarawia Street - BC 169171**15 Sarawia Street, Newmarket Auckland 1052**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
31/01/2021	Accrual: Credit water 21/12/20 - 21/01/21		(1.59)		Jnl	35819	
			<u>\$1.59</u>				
		Total expenses	\$28,681.82				

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

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Outstanding Creditors

As at 31/01/2021



Sarawia Street - BC 169171

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Due date	Invoice	Description	Amount	GST
Watercare Services				
23/10/2020		Water 20/08/20 - 21/09/20	(5.88)	0.00
03/12/2020		Water 21/10/20 - 20/11/20	1.59	0.00
07/01/2021		Water 20/11/20- 21/12/20	1.59	0.00
			<u>(2.70)</u>	<u>0.00</u>
		Total outstanding invoices	<u><u>-\$2.70</u></u>	<u><u>\$0.00</u></u>

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Levy Positions - In Arrears for the financial year to 31/01/2021

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due	
5	E	29/09/2020	0.00	(4,137.02)	4,137.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	F	30/09/2020	0.00	(1,322.54)	1,322.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	(5,459.56)	5,459.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Due Excl. GST	0.00			0.00								

Long Term Maintenance Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Advance	Due	Paid	Due	GST due	
5	E	29/09/2020	0.00	(1,060.67)	1,060.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	F	30/09/2020	0.00	(277.64)	277.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	(1,338.31)	1,338.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Due Excl. GST 0.00 0.00

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Aged Arrears List

Sarawia Street - BC 169171



Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
5	E	Apaksha & Shraddha Patel	3,283.94	0.00	0.00	0.00	0.00	0.00	0.00	3,283.94	17/02/2021
			3,283.94	0.00	0.00	0.00	0.00	0.00	0.00	3,283.94	

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for the financial year to 31/01/2022

Body Corporate 169171

15 Sarawia Street, Newmarket Auckland 1052

Manager: Lize Pieterse

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Detailed Expenses for the financial year from 01/02/2021 to 31/01/2022

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

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

Administrative Fund

Admin--Administration Fee--Additional 154001

28/10/2021	BC Services - EGM Roof Replacement 30/09-07/10/21	Auckland Property	414.00	Paid	DE	1247	182064
			\$414.00				

Admin--Administration Fee--Standard 154000

06/04/2021	Administration Fees April 2021	Auckland Property	1,500.00	Paid	DE		169652
			\$1,500.00				

Admin--APM Debt Recovery Costs 155005

17/02/2021	Lot 5: Debt administration fees		(86.25)		Ow.Inv		
02/03/2021	Debt Administration Fees-final notice March 2021	Auckland Property	86.25	Paid	DE		167559
17/06/2021	Lot 5: Debt administration fees		(86.25)		Ow.Inv		
19/07/2021	Lot 5: Debt administration fees		(86.25)		Ow.Inv		
02/09/2021	Debt Administration Fees-final notice September 20	Auckland Property	172.50	Paid	DE		178968
			\$0.00				

Admin--Health & Safety 152003

06/01/2022	Safety report	Solutions in Engineering	378.00	Paid	DE	322375	185929
			\$378.00				

Admin--Legal Fees 153201

16/06/2021	Attendance for address for service registration	Liza Fry-Irvine Law	302.00	Paid	DE	1022	174516
			\$302.00				

Insurance--Premiums 159100

12/05/2021	Business Package Policy 01/04/21 - 01/04/22	Marsh Ltd	7,482.82	Paid	DE	I01998756	172481
			\$7,482.82				

Maint Bldg--Electrical 164800

25/03/2021	Assess common property power meter	Reardon Electrical	230.00	Paid	DE	R012161	169270
			\$230.00				

Maint Bldg--General Repairs 167200

24/06/2021	Inspect condition entire roof Unit C	Laser Plumbing Grey Lynn	3,098.10	Paid	DE	45319	175128
08/12/2021	Call out - gate service	Property Assistant NZ	132.25	Paid	DE	5010	184403
			\$3,230.35				

Maint Bldg--Long Term Maintenance Plan 172210

11/11/2021	Long Term Maintenance Plan	Solutions in Engineering	698.00	Paid	DE	323117	182916
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Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
			<u>\$698.00</u>				
Maint Bldg--Roof 172800							
18/11/2021	Re-roof 6 Units 50% Deposit	Central Roofing and Repairs	58,115.35	Paid	DE	248	183153
26/11/2021	Cost of Central Roofing & Repair	Price Baker Berridge	1,395.50	Paid	DE	25838	183987
			<u>\$59,510.85</u>				
Maint Grounds--Lawns & Gardening 178400							
01/02/2021	Reversal: Accrual: Garden Maintenance 15/01/20		(379.50)		Jnl	35822	
04/02/2021	Garden Maintenance 15/01/20	Sharper Cleaning Ltd	379.50	Paid	DE	50691	166001
24/02/2021	Garden Maintenance 11/02/21	Sharper Cleaning Ltd	379.50	Paid	DE	50806	167440
26/03/2021	Garden Maintenance 15/03/21	Sharper Cleaning Ltd	379.50	Paid	DE	50937	169611
06/05/2021	Garden Maintenance 19/04/21	Sharper Cleaning Ltd	379.50	Paid	DE	51085	172055
20/05/2021	Garden Maintenance 11/05/21	Sharper Cleaning Ltd	345.00	Paid	DE	51186	173146
16/06/2021	Garden Maintenance 11/06/21	Sharper Cleaning Ltd	345.00	Paid	DE	51309	174562
21/07/2021	Garden Maintenance 07/07/21	Sharper Cleaning Ltd	345.00	Paid	DE	51393	176872
26/08/2021	Garden Maintenance 09/08/21 + Outstanding GST	Sharper Cleaning Ltd	483.00	Paid	DE	51545	178884
13/10/2021	Garden Maintenance 30/09/21	Sharper Cleaning Ltd	379.50	Paid	DE	51643	181119
27/10/2021	Garden Maintenance + Cut tree down 12/10/21	Sharper Cleaning Ltd	430.10	Paid	DE	51761	182151
18/11/2021	Garden Maintenance 11/11/21 & Tidy up 30/09/21	Sharper Cleaning Ltd	759.00	Paid	DE	51895	183247
16/12/2021	Garden Maintenance 08/12/21	Sharper Cleaning Ltd	379.50	Paid	DE	52094	184924
			<u>\$4,604.60</u>				
Utility--Electricity 190200							
14/04/2021	Electricity 12/02/21 - 09/03/21	Pulse Energy	155.86	Paid	DE	9088759114	170281
21/04/2021	Electricity 10/03/21 - 07/04/21	Pulse Energy	97.88	Paid	DE	9088759114	170946
14/05/2021	Electricity 08/04/21 - 09/05/21	Pulse Energy	111.92	Paid	DE	9088759114	173137
17/06/2021	Electricity 10/05/21 - 09/06/21	Pulse Energy	102.04	Paid	DE	9088759114	174547
22/07/2021	Electricity 10/06/21 - 07/07/21	Pulse Energy	82.93	Paid	DE	9088759114	176865
19/08/2021	Electricity 08/07/21 - 09/08/21	Pulse Energy	97.63	Paid	DE	9088759114	178435
16/09/2021	Electricity 10/08/21 - 08/09/21	Pulse Energy	88.73	Paid	DE	9088759114	179853
14/10/2021	Electricity 09/09/21 - 09/10/21	Pulse Energy	104.17	Paid	DE	9088759114	181100
18/11/2021	Electricity 10/10/21 - 09/11/21	Pulse Energy	93.99	Paid	DE	9088759114	183235
16/12/2021	Electricity 10/11/21 - 08/12/21	Pulse Energy	85.93	Paid	DE	9088759114	184906
17/01/2022	Electricity 9/12/21 - 9/01/22	Pulse Energy	94.48	Paid	DE	9088759114	186578
			<u>\$1,115.56</u>				
Utility--Water & Sewerage 191200							
01/02/2021	Reversal: Accrual: Credit water 21/12/20 - 21/01/2		1.59		Jnl	35820	
04/02/2021	CREDIT: Water 21/12/20 - 21/01/21		(1.59)	Unpaid	Inv	1273908-01	
			<u>\$0.00</u>				

Sarawia Street - BC 169171**15 Sarawia Street, Newmarket Auckland 1052**

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

		Total expenses	\$79,466.18				
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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.

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Outstanding Creditors

As at 31/01/2022

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Due date	Invoice	Description	Amount	GST
Watercare Services				
23/10/2020		Water 20/08/20 - 21/09/20	(5.88)	0.00
03/12/2020		Water 21/10/20 - 20/11/20	1.59	0.00
07/01/2021		Water 20/11/20- 21/12/20	1.59	0.00
04/02/2021		CREDIT: Water 21/12/20 - 21/01/21	(1.59)	0.00
			(4.29)	0.00
		Total outstanding invoices	-\$4.29	\$0.00

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Balance Sheet - Group

As at 31/01/2022



Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	88,363.03
Owners Equity--Admin	13,640.72
	<u>102,003.75</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	4,018.90
Owners Equity--LTMF	11,145.99
	<u>15,164.89</u>

Net owners' funds

\$117,168.64

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	101,999.46
	<u>101,999.46</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	15,164.89
	<u>15,164.89</u>

Unallocated Money

0.00

Total assets

117,164.35

Less liabilities

Administrative Fund

Creditors--Other--Admin	(4.29)
	<u>(4.29)</u>

Long Term Maintenance Fund

0.00

Unallocated Money

0.00

Total liabilities

(4.29)

Net assets

\$117,168.64

Income & Expenditure Statement - Group
for the financial year
to 31/01/2022

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

General

Administrative Fund

	Current period	Annual budget	Previous year
	01/02/2021-31/01/2022	01/02/2021-31/01/2022	01/02/2020-31/01/2021
Revenue			
Admin Rebate	24.91	0.00	0.00
AECT Dividend	0.00	0.00	280.00
Interest on Arrears--Admin	138.01	0.00	70.16
Interest on Investments--Admin	0.00	0.00	25.31
Levies Due--Admin	167,666.29	29,200.00	27,092.39
Prior Period GST Revenue Adjustment-Admin	0.00	0.00	62.76
Total revenue	167,829.21	29,200.00	27,530.62
Less expenses			
Admin--Administration Fee--Additional	414.00	0.00	0.00
Admin--Administration Fee--Standard	1,500.00	1,500.00	2,606.52
Admin--Health & Safety	378.00	400.00	0.00
Admin--Legal Fees	302.00	0.00	0.00
Insurance--Premiums	7,482.82	9,000.00	7,007.90
Insurance--Valuation	0.00	850.00	850.00
Maint Bldg--Contingency	0.00	4,000.00	0.00
Maint Bldg--Electrical	230.00	0.00	0.00
Maint Bldg--General Repairs	3,230.35	7,500.00	12,092.90
Maint Bldg--Long Term Maintenance Plan	698.00	700.00	0.00
Maint Bldg--Roof	59,510.85	0.00	0.00
Maint Grounds--Lawns & Gardening	4,604.60	5,000.00	6,122.91
Utility--Electricity	1,115.56	150.00	0.00
Utility--Water & Sewerage	0.00	100.00	1.59
Total expenses	79,466.18	29,200.00	28,681.82
Surplus/Deficit	88,363.03	0.00	(1,151.20)
Opening balance	13,640.72	13,640.72	14,791.92
Closing balance	\$102,003.75	\$13,640.72	\$13,640.72

General**Long Term Maintenance Fund**

	Current period	Annual budget	Previous year
	01/02/2021-31/01/2022	01/02/2021-31/01/2022	01/02/2020-31/01/2021
Revenue			
Interest on Arrears--LTMF	18.91	0.00	(26.43)
Levies Due--LTMF	3,999.99	4,000.00	4,000.00
<i>Total revenue</i>	4,018.90	4,000.00	3,973.57
Less expenses			
<i>Total expenses</i>	0.00	0.00	0.00
Surplus/Deficit	4,018.90	4,000.00	3,973.57
Opening balance	11,145.99	11,145.99	7,172.42
Closing balance	\$15,164.89	\$15,145.99	\$11,145.99



Levy Positions - Complete for the financial year to 31/01/2022

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

General

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Advance	Due	
1	A	28/10/2021	28,184.70	28,184.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	B	28/10/2021	27,882.90	27,882.90	0.00	0.00	0.00	0.00	0.00	22.62	0.00
3	C	28/10/2021	27,486.11	27,486.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	D	28/10/2021	28,173.52	28,173.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	E	28/10/2021	28,173.52	28,173.52	0.00	0.00	0.00	0.00	0.00	112.61	0.00
6	F	28/10/2021	27,765.54	27,765.54	0.00	0.00	0.00	0.00	0.00	2.78	0.00
			167,666.29	167,666.29	0.00	0.00	0.00	0.00	0.00	138.01	0.00

Due Excl. GST 167,666.29

0.00

General**Long Term Maintenance Fund**

Lot	Unit	Paid to	Standard levies			Special levies			Interest		GST due	
			Due	Paid	Arrears	Advance	Due	Arrears	Advance	Due		Paid
1	A	30/04/2022	672.40	672.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	B	30/04/2022	665.20	665.20	0.00	0.00	0.00	0.00	0.00	0.00	3.10	0.00
3	C	30/04/2022	655.73	655.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	D	30/04/2022	672.13	672.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	E	30/04/2022	672.13	672.13	0.00	0.00	0.00	0.00	0.00	0.00	15.43	0.00
6	F	30/04/2022	662.40	662.40	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00
			3,999.99	3,999.99	0.00	0.00	0.00	0.00	0.00	0.00	18.91	0.00
Due Excl. GST			3,999.99									0.00



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ANNUAL REPORTS

for the financial year to 31/01/2023

Body Corporate 169171

15 Sarawia Street, Newmarket Auckland 1052

Manager: Sandy Lack

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Detailed Expenses for the financial year from 01/02/2022 to 31/01/2023

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Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

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

Administrative Fund

Admin - Rebate (Expense) 152300

16/01/2023	Rebate FY 2022		(192.68)	Unpaid	Inv		
16/01/2023	Recode Admin Rebate FY 2022		192.68		Jnl	48052	
			\$0.00				

Admin--Administration Fee--Standard 154000

03/05/2022	Administration Fees May 2022	Auckland Property	1,575.00	Paid	DE		191952
			\$1,575.00				

Insurance--Premiums 159100

06/05/2022	Body Corporate Package Policy 01/04/22 - 01/04/23	Marsh Ltd	9,066.60	Paid	DE	102097749	193093
			\$9,066.60				

Insurance--Valuation 159200

01/04/2022	Insurance valuation & report	Opteon New Zealand Limited	644.00	Paid	DE	14254310-1	190675
			\$644.00				

Maint Bldg--Contingency 164400

16/08/2022	Transfer fund to Contingency Group		2,512.00		Jnl	45456	
			\$2,512.00				

Maint Bldg--General Repairs 167200

28/02/2022	Attend site to check the gate fault	Timely Doorman Ltd	228.28	Paid	DE	6889	189413
15/06/2022	Attend site replaced 12x remotes and 2x receivers	Timely Doorman Ltd	2,451.57	Paid	DE	7019	194772
			\$2,679.85				

Maint Bldg--Roof 172800

10/02/2022	Weekly Hire	Profile Scaffolding Ltd	11,232.37	Paid	DE	1119	187607
01/03/2022	Re-roof six apartments	Central Roofing and Repairs	65,731.47	Paid	DE	325	189181
07/03/2022	Labour to Dismantle	Profile Scaffolding Ltd	5,882.11	Paid	DE	1171	189727
			\$82,845.95				

Maint Grounds--Lawns & Gardening 178400

30/03/2022	Garden Maintenance 30/03/22	Sharper Cleaning Ltd	569.25	Paid	DE	52716	191193
12/04/2022	Garden Maintenance 12/04/22	Sharper Cleaning Ltd	379.50	Paid	DE	52789	191193
25/05/2022	Garden Maintenance 18/05/22	Sharper Cleaning Ltd	379.50	Paid	DE	53030	193983
21/06/2022	Garden Maintenance 14/06/22	Sharper Cleaning Ltd	379.50	Paid	DE	53163	195152
21/07/2022	Garden Maintenance 19/07/22	Sharper Cleaning Ltd	379.50	Paid	DE	53332	197197
18/08/2022	Garden Maintenance 09/08/22	Sharper Cleaning Ltd	379.50	Paid	DE	53487	199027
04/10/2022	Garden Maintenance 23/09/22	Sharper Cleaning Ltd	379.50	Paid	DE	53682	201717
19/10/2022	Garden Maintenance 14/10/22	Sharper Cleaning Ltd	379.50	Paid	DE	53805	202571
23/11/2022	Garden Maintenance 14/11/22	Sharper Cleaning Ltd	379.50	Paid	DE	54046	204457
12/01/2023	Garden Maintenance 12/12/22	Sharper Cleaning Ltd	379.50	Paid	DE	54344	207588

Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
25/01/2023	Garden Maintenance 13/01/23	Sharper Cleaning Ltd	379.50	Paid	DE	54356	208435
			\$4,364.25				
Utility--Electricity 190200							
16/02/2022	Electricity 10/01/22 - 09/02/22	Pulse Energy	130.98	Paid	DE	9088759114	188078
14/03/2022	Electricity 10/02/22 - 09/03/22	Pulse Energy	82.59	Paid	DE	9088759114	189729
12/04/2022	Electricity 10/03/22 - 09/04/22	Pulse Energy	91.80	Paid	DE	9088759114	191444
26/07/2022	Electricity 10/04/22 - 20/07/22	Pulse Energy	304.13	Paid	DE	9088759114	197608
23/08/2022	Electricity 21/07/22 - 17/08/22	Pulse Energy	83.26	Paid	DE	9465585	202865
13/10/2022	Electricity 18/08/22 - 20/09/22	Pulse Energy	100.29	Paid	DE	9088759114	202140
25/10/2022	Electricity 21/09/22 - 19/10/22	Pulse Energy	86.26	Paid	DE	9633429	202865
30/11/2022	Electricity 20/10/22 - 20/11/22	Pulse Energy	95.29	Paid	DE	9088759114	204837
18/01/2023	Electricity 21/11/22 - 20/12/22	Pulse Energy	88.65	Paid	DE	9088759114	207921
31/01/2023	Accrue Electricity 21/12/22-18/01/23		85.45		Jnl	48050	
			\$1,148.70				
Utility--Water & Sewerage 191200							
20/10/2022	CREDIT: Water 22/09/22 - 20/10/22		(4.29)	Unpaid	Inv		
			-\$4.29				
Total expenses			\$104,832.06				

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



Outstanding Creditors As at 31/01/2023

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Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

Due date	Invoice	Description	Amount	GST
Auckland Property Management Ltd				
16/01/2023		Rebate FY 2022	(192.68)	0.00
			<u>(192.68)</u>	<u>0.00</u>
Watercare Services				
23/10/2020		Water 20/08/20 - 21/09/20	(5.88)	0.00
03/12/2020		Water 21/10/20 - 20/11/20	1.59	0.00
07/01/2021		Water 20/11/20- 21/12/20	1.59	0.00
04/02/2021		CREDIT: Water 21/12/20 - 21/01/21	(1.59)	0.00
27/10/2022		CREDIT: Water 22/09/22 - 20/10/22	(4.29)	0.00
			<u>(8.58)</u>	<u>0.00</u>
Total outstanding invoices			<u><u>-\$201.26</u></u>	<u><u>\$0.00</u></u>



Investments As of 31/01/2023

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Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 169171 ASB Bank Limited	15 Sarawia Street, Newmarket Sarawia Street LTMF Saving	Auckland 123111	1052 0013158 037	0.00	10,074.58



Balance Sheet - Group As at 31/01/2023

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Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

General

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(72,312.00)
Owners Equity--Admin	102,003.75
	<u>29,691.75</u>

Long Term Maintenance Fund

Operating Surplus/Deficit--LTMF	7,175.58
Owners Equity--LTMF	15,164.89
	<u>22,340.47</u>

Net owners' funds

\$52,032.22

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	29,575.94
	<u>29,575.94</u>

Long Term Maintenance Fund

Cash at Bank--LTMF	12,265.89
Investment #1 - Savings--LTMF	10,074.58
	<u>22,340.47</u>

Unallocated Money

0.00

Total assets

51,916.41

Less liabilities

Administrative Fund

Accrued Expenses--Admin	85.45
Creditors--Other--Admin	(201.26)
	<u>(115.81)</u>

Long Term Maintenance Fund

0.00

Unallocated Money

0.00

Total liabilities

(115.81)

Net assets

\$52,032.22

Contingency**Current period****Owners' funds****Administrative Fund**

Operating Surplus/Deficit--Admin

2,512.00

2,512.00**Long Term Maintenance Fund**

Operating Surplus/Deficit--LTMF

0.00

0.00**Net owners' funds**\$2,512.00**Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin

2,512.00

2,512.00**Long Term Maintenance Fund**0.00*Total assets*2,512.00**Less liabilities****Administrative Fund**0.00**Long Term Maintenance Fund**0.00*Total liabilities*0.00**Net assets**\$2,512.00



Income & Expenditure Statement - Group for the financial year to 31/01/2023

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Sarawia Street - BC 169171

15 Sarawia Street, Newmarket Auckland 1052

General

Administrative Fund

	Current period 01/02/2022-31/01/2023	Annual budget 01/02/2022-31/01/2023	Previous year 01/02/2021-31/01/2022
Revenue			
Admin Rebate	192.68	0.00	24.91
AECT Dividend	3,030.00	0.00	0.00
Income Tax Refund	97.36	0.00	0.00
Interest on Arrears--Admin	0.00	0.00	138.01
Levies Due--Admin	29,200.02	29,200.00	167,666.29
<i>Total revenue</i>	<u>32,520.06</u>	<u>29,200.00</u>	<u>167,829.21</u>
Less expenses			
Admin--Administration Fee--Additional	0.00	0.00	414.00
Admin--Administration Fee--Standard	1,575.00	1,575.00	1,500.00
Admin--Health & Safety	0.00	0.00	378.00
Admin--Legal Fees	0.00	0.00	302.00
Insurance--Premiums	9,066.60	8,235.00	7,482.82
Insurance--Valuation	644.00	850.00	0.00
Maint Bldg--Building Wash	0.00	1,650.00	0.00
Maint Bldg--Contingency	2,512.00	2,512.00	0.00
Maint Bldg--Electrical	0.00	0.00	230.00
Maint Bldg--General Repairs	2,679.85	7,500.00	3,230.35
Maint Bldg--Long Term Maintenance Plan	0.00	0.00	698.00
Maint Bldg--Roof	82,845.95	0.00	59,510.85
Maint Grounds--Lawns & Gardening	4,364.25	5,500.00	4,604.60
Utility--Electricity	1,148.70	1,278.00	1,115.56
Utility--Water & Sewerage	(4.29)	100.00	0.00
<i>Total expenses</i>	<u>104,832.06</u>	<u>29,200.00</u>	<u>79,466.18</u>
Surplus/Deficit	<u>(72,312.00)</u>	<u>0.00</u>	<u>88,363.03</u>
Opening balance	102,003.75	102,003.75	13,640.72
Closing balance	<u>\$29,691.75</u>	<u>\$102,003.75</u>	<u>\$102,003.75</u>

General**Long Term Maintenance Fund**

	Current period	Annual budget	Previous year
	01/02/2022-31/01/2023	01/02/2022-31/01/2023	01/02/2021-31/01/2022
Revenue			
Interest on Arrears--LTMF	0.00	0.00	18.91
Interest on Investments--LTMF	74.58	0.00	0.00
Levies Due--LTMF	7,101.00	7,101.00	3,999.99
<i>Total revenue</i>	7,175.58	7,101.00	4,018.90
Less expenses			
Maint Bldg--Painting & Surface Finishes	0.00	5,000.00	0.00
Maint Bldg--Roof	0.00	2,101.00	0.00
<i>Total expenses</i>	0.00	7,101.00	0.00
Surplus/Deficit	7,175.58	0.00	4,018.90
Opening balance	15,164.89	15,164.89	11,145.99
Closing balance	\$22,340.47	\$15,164.89	\$15,164.89

Contingency**Administrative Fund**

	Current period	Annual budget	Previous year
	01/02/2022-31/01/2023	01/02/2022-31/01/2023	01/02/2021-31/01/2022
Revenue			
Transfer funds between Groups	2,512.00	0.00	0.00
<i>Total revenue</i>	<u>2,512.00</u>	<u>0.00</u>	<u>0.00</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>2,512.00</u>	<u>0.00</u>	<u>0.00</u>
Opening balance	0.00	0.00	0.00
Closing balance	<u><u>\$2,512.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>

Client Statement

Client Name: Sarawia Street LTMF Saving
Client Known As: LTMF Saving
Client Account: 12-3111-0013158-37
Client Reference: BC 169171

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

Account type: Sundry
Opening Date: 23 Sep 2022

Date	Transaction	Withdrawal	Deposit	Balance
23 Sep 2022	Opening Deposit		\$10,000.00	\$10,000.00
30 Sep 2022	Interest		\$4.16	\$10,004.16
30 Sep 2022	Tax @ 28.00%	\$1.16		\$10,003.00
30 Sep 2022	Admin Fee	\$0.23		\$10,002.77
31 Oct 2022	Interest		\$20.39	\$10,023.16
31 Oct 2022	Tax @ 28.00%	\$5.70		\$10,017.46
31 Oct 2022	Admin Fee	\$1.10		\$10,016.36
30 Nov 2022	Interest		\$24.29	\$10,040.65
30 Nov 2022	Tax @ 28.00%	\$6.80		\$10,033.85
30 Nov 2022	Admin Fee	\$1.31		\$10,032.54
30 Dec 2022	Interest		\$30.51	\$10,063.05
30 Dec 2022	Tax @ 28.00%	\$8.54		\$10,054.51
30 Dec 2022	Admin Fee	\$1.65		\$10,052.86
31 Jan 2023	Interest		\$32.61	\$10,085.47
31 Jan 2023	Tax @ 28.00%	\$9.13		\$10,076.34
31 Jan 2023	Admin Fee	\$1.76		\$10,074.58
31 Jan 2023	Closing Balance			\$10,074.58