Management Report

Body Corporate 66017 (Anzac House)
For the 3 months ended 30 June 2024

Prepared by Complete Body Corp Solutions Limited

Contents

Important Notice & Disclaimer

Body Corporate 66017 (Anzac House)
For the 3 months ended 30 June 2024

This management report has been prepared by CBCS as nothing more than a management tool for the Committee.

It is simply a compilation of various indicative data that has not in any way been verified or tested. Nothing more has been requested by the Committee for the purpose of this monthly collation and consideration of data.

It has been agreed that the report should also be made available to all owners.

Given the very limited scope and purpose of this management report, no owner may rely on any aspect of it in any way, and the Body Corporate (and CBCS) (i)gives and makes no assurance, representation or advice whatever in connection with or under the report, and (ii) disclaims any and all loss or liability whatever suffered or incurred by any owner who nevertheless chooses to rely on any aspect of the report.

The only financial information provided by the Body Corporate to, and that maybe relied on by, owners is comprised in the annual financial statements of the Body Corporate.

Finally, owners are reminded of their confidentiality and privacy obligations. The report contains personal and sensitive information, and is not to be disclosed by any owner to any person who is not also an owner

Commentary

Body Corporate 66017 (Anzac House)
For the 3 months ended 30 June 2024

Profit and Loss

We are 3 months through the financial year, ideally the Body Corporate would have received 25% of budgeted levies and spent approximately 25% of budgeted expenses.

All day to day operational expenses are broadly in line with the budget

Balance Sheet

The Body Corporate held $111.7k cash at 30 June, a decrease of $48.9k from 31 March 2024.

Unit owners were current or in credit as at 30 June with the exception of unit 01,07 & 08. Follow up had been made with these unit owners.

Accounts payable were current at 30 June with the exception of a late WCC invoice which has since been paid.

Repairs & Maintenance - Transactions

We have included a detailed list of the maintenance and long term maintenance costs as part of this report pack.

Profit and Loss

Body Corporate 66017 (Anzac House)
For the 3 months ended 30 June 2024

	APR-JUN 2024	2025 OVERALL BUDGET	BUDGET REMAINING	BUDGET UTILISED	2024
Revenue					
Body Corporate Levies					
Operating Levies	70,000	280,000	210,000	25%	280,000
Total Body Corporate Levies	**70,000**	**280,000**	**210,000**	**25%**	**280,000**
Other Revenue					
Interest Received	431	15,000	14,569	3%	1,650
Rent Received	3,931	20,812	16,881	19%	20,812
Total Other Revenue	**4,363**	**35,812**	**31,449**	**12%**	**22,462**
Total Revenue	**74,363**	**315,812**	**241,449**	**24%**	**302,462**
Expenses					
Cleaning					
Cleaning - Common Areas	5,794	24,500	18,706	24%	23,836
Rubbish Removal	3,033	12,000	8,967	25%	11,430
Total Cleaning	**8,827**	**36,500**	**27,673**	**24%**	**35,267**
Fire Systems & BWOF					
Compliance - BWoF	-	3,000	3,000	-	2,846
Fire Service - Repairs & Maintenance	-	1,300	1,300	-	77
Fire Service - Testing & Fees	492	3,000	2,508	16%	1,931
Total Fire Systems & BWOF	**492**	**7,300**	**6,808**	**7%**	**4,854**
Insurance					
Insurance	21,099	84,396	63,297	25%	124,501
Interest - Insurance	-	-	-	-	8,350
Valuation Fees	1,325	1,325	-	100%	-
Total Insurance	**22,424**	**85,721**	**63,297**	**26%**	**132,851**
Lift Costs					
Lift Contract & Maintenance	3,203	15,500	12,297	21%	15,489
Lift Phone	305	1,200	895	25%	1,044
Total Lift Costs	**3,508**	**16,700**	**13,192**	**21%**	**16,533**
Professional Fees & Bank Charges					
Audit Fees	-	5,000	5,000	-	3,395
Bank Charges	14	200	186	7%	59
Building Management	-	5,000	5,000	-	233
Long Term Maintenance Plan	-	5,000	5,000	-	-
Management Fees	3,775	15,100	11,325	25%	15,100
Total Professional Fees & Bank Charges	**3,789**	**30,300**	**26,511**	**13%**	**18,787**
Repairs, Maintenance & Security					
R & M - Building	6,464	2,000	(4,464)	323%	17,405
R & M - Electrical	-	2,600	2,600	-	831

	APR-JUN 2024	2025 OVERALL BUDGET	BUDGET REMAINING	BUDGET UTILISED	2024
R & M - Front Doors	-	650	650	-	-
R & M - Garage Doors	-	2,000	2,000	-	-
R & M - Glass & Windows	-	1,000	1,000	-	-
R & M - Plumbing	-	3,000	3,000	-	4,113
Security	-	1,000	1,000	-	656
Total Repairs, Maintenance & Security	**6,464**	**12,250**	**5,786**	**53%**	**23,004**
Utilities					
Electricity - Common Area	850	5,500	4,650	15%	4,659
Water Rates	1,089	4,500	3,411	24%	4,111
Total Utilities	**1,939**	**10,000**	**8,061**	**19%**	**8,770**
Total Expenses	**47,443**	**198,771**	**151,328**	**24%**	**240,064**
Net Surplus/(Deficit) Before Long Term Maintenance &Taxation	**26,920**	**117,041**	**90,122**	**23%**	**62,397**
Long Term Maintenance					
Long Term Maintenance Expenses					
LTM- Exterior windows	(26,467)	(30,435)	(3,968)	87%	-
Total Long Term Maintenance Expenses	**(26,467)**	**(30,435)**	**(3,968)**	**87%**	**-**
Total Long Term Maintenance	**(26,467)**	**(30,435)**	**(3,968)**	**87%**	**-**
Taxation and Adjustments					
Tax Expense	-	-	-	-	134
Total Taxation and Adjustments	**-**	**-**	**-**	**-**	**134**
Net Surplus/(Deficit) for the Period	**453**	**86,606**	**86,153**	**1%**	**62,263**

Balance Sheet

Body Corporate 66017 (Anzac House)
As at 30 June 2024

	30 JUN 2024	31 MAR 2024
Assets		
Current Assets		
Cash and Bank		
Anzac House - CHQ	19,988	19,387
Anzac House - Savings	91,687	141,256
Total Cash and Bank	**111,675**	**160,642**
Accounts Receivable	38,725	37,548
Prepayments	67,880	4,462
Total Current Assets	**218,281**	**202,652**
Total Assets	**218,281**	**202,652**
Liabilities		
Trade and Other Payables	29,557	4,404
Current Liabilities		
Accrued Expense	3,200	3,609
GST Payable	18,567	28,136
Taxation & RWT	223	223
Total Current Liabilities	**21,990**	**31,968**
Total Liabilities	**51,547**	**36,372**
Net Assets	**166,734**	**166,281**
Equity		
Long Term Maintenance Fund	54,480	54,480
Operating Fund	4,304	4,304
Special Projects fund	3,103	3,103
Retained Earnings	104,846	104,393
Total Equity	**166,734**	**166,281**

Aged Receivables Summary

Body Corporate 66017 (Anzac House)
As at 30 June 2024

CONTACT	< 1 MONTH	1 MONTH	2 MONTHS	3 MONTHS	OLDER	TOTAL
Floor 01 - Tall Poppy Real Estate	2,978	2,978	2,978	2,978	11,263	23,174
Floor 07 - Schlat Properties	3,298	-	3,298	-	5,623	12,219
Floor 08 - MCD Capital Limited	2,342	-	-	-	(502)	1,840
Ground 02 - BS Family Holdings	784	25	-	-	-	808
Ground 03 - BS Family Holdings	342	342	-	-	-	683
Total	**9,743**	**3,344**	**6,276**	**2,978**	**16,384**	**38,725**

Aged Payables Summary

Body Corporate 66017 (Anzac House)
As at 30 June 2024

CONTACT	CURRENT	< 1 MONTH	1 MONTH	2 MONTHS	3 MONTHS	OLDER	TOTAL
Aged Payables							
Best Build Construction Ltd	22,274	-	-	-	-	-	22,274
BOS Services t/a Cleantastic	1,972	-	-	-	-	-	1,972
Genesis Energy - DD	67	-	-	-	-	-	67
HighRise Maintenance Ltd	2,251	-	-	-	-	-	2,251
Redfire Systems Limited	105	-	-	-	-	-	105
Spark DD	69	-	-	-	-	-	69
Vetta Online Ltd	23	-	-	-	-	-	23
Waste Management	1,074	-	-	-	-	-	1,074
Wellington City Council	1,163	560	-	-	-	-	1,723
Total Aged Payables	**28,997**	**560**	**-**	**-**	**-**	**-**	**29,557**
Total	**28,997**	**560**	**-**	**-**	**-**	**-**	**29,557**

Repairs & Maintenance - Transactions

Body Corporate 66017 (Anzac House)
For the period 1 April 2024 to 30 June 2024

DATE	DESCRIPTION	REFERENCE	NET
Lift Contract & Maintenance			
1 Apr 2024	Reversal: Being: Prepayment of Schindler lift contract 01.04.2024 to 30.06.2024 - Being: Prepayment of Schindler lift contract 01.04.2024 to 30.06.2024	#3362	3,203
27 May 2024	Schindler Lifts - Service Location: ANZAC HOUSE, 181 WILLIS STREET, TE ARO 6011 WELLINGTON Contractual payment as per agreement for period from 01.07.2024 to 30.09.2024	5503638236	3,325
30 Jun 2024	Being: Prepayment of lift contract - Being: Prepayment of lift contract	#4196	(3,325)
Total Lift Contract & Maintenance			**3,203**
R & M - Building			
18 Apr 2024	Te Mahi Contractors Ltd - accessed and investigated found that issue was caused by rain head not draining and butynol defects around rainhead, cut downpipe which allowed water to flow freely and resolved issue, generated quote for butynol repairs and new downpipe	INV-0570	428
30 Apr 2024	Best Build Construction Ltd - HOURS ATTENDED TO PULL CARPET AND MOP MEET WITH CHEMDRY 12/4 13/4 15/4	INV-4624	2,080
8 May 2024	C&D Glass Ltd - As per quotation: Replacement of 1 x cracked glass panel in 6mm clear using abseil technicians	INV-5556	1,208
20 May 2024	Blades Electrical and Data Ltd - replace faulty sensor for carpark lighting	INV-2008	308
24 May 2024	Rentokil - Basement and all levels through to 8 Pest Management Services Mice, PestCheck, Rats Hazardous Pesticide Record Charge Pest Management Services Mice, PestCheck, Rats	02377024	483
25 Jun 2024	HighRise Maintenance Ltd - Roof ANZAC House.	INV-0385	1,957
Total R & M - Building			**6,464**
Total			**9,667**

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.