

Management Report

Body Corporate 66017 (Anzac House)
For the 6 months ended 30 September 2024

Prepared by Complete Body Corp Solutions Limited

Contents

3	Important Notice & Disclaimer
4	Commentary
5	Profit and Loss
7	Balance Sheet
8	Aged Receivables Summary
9	Aged Payables Summary
10	Repairs & Maintenance - Transactions

Important Notice & Disclaimer

Body Corporate 66017 (Anzac House) For the 6 months ended 30 September 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 6 months ended 30 September 2024

Profit and Loss

We are 6 months through the financial year, ideally the Body Corporate would have received 50% of budgeted levies and spent approximately 50% of budgeted expenses.

All day to day operational expenses are broadly in line with the budget, with the exception of:

- Compliance - BWoF : Slightly over budget due to the increase in compliance and maintenance required
- R&M Building: Over budget due to repairs required due to the roof maintenance

Balance Sheet

The Body Corporate held \$114.7k cash at 30 September, a decrease of \$45.9k from 31 March 2024.

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

Accounts payable were current at 30 September.

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 6 months ended 30 September 2024

	APR-SEPT 2024	2025 OVERALL BUDGET	BUDGET REMAINING	BUDGET UTILISED	2024
Revenue					
Body Corporate Levies					
Operating Levies	140,000	280,000	140,000	50%	280,000
Total Body Corporate Levies	140,000	280,000	140,000	50%	280,000
Other Revenue					
Interest Received	851	15,000	14,149	6%	1,650
Rent Received	10,406	20,812	10,406	50%	20,812
Total Other Revenue	11,257	35,812	24,555	31%	22,462
Total Revenue	151,257	315,812	164,555	48%	302,462
Expenses					
Cleaning					
Cleaning - Common Areas	12,137	24,500	12,363	50%	23,836
Rubbish Removal	6,212	12,000	5,788	52%	11,430
Total Cleaning	18,350	36,500	18,150	50%	35,267
Fire Systems & BWOF					
Compliance - BWoF	2,696	3,000	305	90%	2,846
Fire Service - Repairs & Maintenance	-	1,300	1,300	-	77
Fire Service - Testing & Fees	2,065	3,000	935	69%	1,931
Total Fire Systems & BWOF	4,761	7,300	2,539	65%	4,854
Insurance					
Insurance	42,198	84,396	42,198	50%	124,501
Interest - Insurance	-	-	-	-	8,350
Valuation Fees	1,325	1,325	-	100%	-
Total Insurance	43,523	85,721	42,198	51%	132,851
Lift Costs					
Lift Contract & Maintenance	3,203	15,500	12,297	21%	15,489
Lift Phone	325	1,200	875	27%	1,044
Total Lift Costs	3,528	16,700	13,172	21%	16,533
Professional Fees & Bank Charges					
Audit Fees	3,949	5,000	1,051	79%	3,395
Bank Charges	28	200	172	14%	59
Building Management	-	5,000	5,000	-	233
Long Term Maintenance Plan	3,245	5,000	1,755	65%	-
Management Fees	7,550	15,100	7,550	50%	15,100
Subscriptions	40	-	(40)	-	-
Total Professional Fees & Bank Charges	14,812	30,300	15,488	49%	18,787
Repairs, Maintenance & Security					
R & M - Building	7,482	2,000	(5,482)	374%	17,405

	APR-SEPT 2024	2025 OVERALL BUDGET	BUDGET REMAINING	BUDGET UTILISED	2024
R & M - Electrical	-	2,600	2,600	-	831
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	160	3,000	2,840	5%	4,113
Security	-	1,000	1,000	-	656
Total Repairs, Maintenance & Security	7,642	12,250	4,608	62%	23,004
Utilities					
Electricity - Common Area	1,691	5,500	3,809	31%	4,659
Water Rates	1,277	4,500	3,223	28%	4,111
Total Utilities	2,969	10,000	7,031	30%	8,770
Total Expenses	95,585	198,771	103,186	48%	240,064
Net Surplus/(Deficit) Before Long Term Maintenance & Taxation	55,672	117,041	61,369	48%	62,397
Long Term Maintenance					
Long Term Maintenance Expenses					
LTM- Exterior windows	(34,527)	(30,435)	4,092	113%	-
Total Long Term Maintenance Expenses	(34,527)	(30,435)	4,092	113%	-
Total Long Term Maintenance	(34,527)	(30,435)	4,092	113%	-
Taxation and Adjustments					
Tax Expense	-	-	-	-	134
Total Taxation and Adjustments	-	-	-	-	134
Net Surplus/(Deficit) for the Period	21,145	86,606	65,461	24%	62,263

Balance Sheet

Body Corporate 66017 (Anzac House)

As at 30 September 2024

30 SEPT 2024

31 MAR 2024

Assets

Current Assets

Cash and Bank

Anzac House - CHQ	37,568	19,387
Anzac House - Savings	77,107	141,256
Total Cash and Bank	114,675	160,642

Accounts Receivable	50,018	37,548
Prepayments	50,106	4,462
Total Current Assets	214,800	202,652

Total Assets	214,800	202,652
---------------------	----------------	----------------

Liabilities

Trade and Other Payables	7,290	4,404
--------------------------	-------	-------

Current Liabilities

Accrued Expense	656	3,609
GST Payable	19,204	28,136
Taxation & RWT	223	223
Total Current Liabilities	20,083	31,968

Total Liabilities	27,373	36,372
--------------------------	---------------	---------------

Net Assets	187,426	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	125,539	104,393
Total Equity	187,426	166,281

Aged Receivables Summary

Body Corporate 66017 (Anzac House)

As at 30 September 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	20,197	32,107
Floor 07 - Schlat Properties	3,298	3,298	3,298	2,325	-	12,219
Floor 08 - MCD Capital Limited	2,342	2,342	1,509	-	(502)	5,692
Total	8,618	8,618	7,785	5,302	19,695	50,018

Aged Payables Summary

Body Corporate 66017 (Anzac House)

As at 30 September 2024

CONTACT	CURRENT	< 1 MONTH	1 MONTH	2 MONTHS	3 MONTHS	OLDER	TOTAL
Aged Payables							
BOS Services t/a Cleantastic	1,932	-	-	-	-	-	1,932
CoveKinloch Building Consultants & Fire Engineers	1,164	-	-	-	-	-	1,164
Genesis Energy - DD	312	-	-	-	-	-	312
Red Fire Systems Limited	1,245	-	-	-	-	-	1,245
Redfire Systems Limited	105	-	-	-	-	-	105
SGS NZ Ltd	1,346	-	-	-	-	-	1,346
Vetta Online Ltd	23	-	-	-	-	-	23
Waste Management	1,164	-	-	-	-	-	1,164
Total Aged Payables	7,290	-	-	-	-	-	7,290
Total	7,290	-	-	-	-	-	7,290

Repairs & Maintenance - Transactions

Body Corporate 66017 (Anzac House)

For the period 1 April 2024 to 30 September 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)
28 Aug 2024	Schindler Lifts - Service Location: ANZAC HOUSE, 181 WILLIS STREET, TE ARO 6011 WELLINGTON Contractual payment as per agreement for period from 01.10.2024 to 31.12.2024	5503642093	3,325
30 Sept 2024	Being: Prepayment of lift contract - Being: Prepayment of lift contract	#4190	(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
31 Aug 2024	Safety First - Consultancy service fee for the scheduling and conducting of a trial evacuation and debrief meeting on 12.08.24 at 11:00 AM	57178	305
9 Sept 2024	J&P Partners Ltd T/A Exceed - replace the transom door closer on the door	JPP-23486	714
Total R & M - Building			7,482
Total			10,686



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.