



Thompson Wentworth

ANNUAL REPORTS

for the financial year to 31/10/2021

BC-Mgmt-General 394768

37 Foremans Road, Islington Christchurch 8042

Manager: Dave Marshall

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Statement of Financial Performance for the financial year to 31/10/2021

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account

	Current period 01/11/2020-31/10/2021	Annual budget 01/11/2020-31/10/2021
Revenue		
Interest--Bank	367.69	0.00
Levies Due - Admin	43,100.00	43,100.00
<i>Total revenue</i>	43,467.69	43,100.00
Less expenses		
Admin--Body Corporate Management Fees	6,000.00	6,000.00
Admin--Income Tax--Admin	102.95	0.00
Compliance - BWoF (IQP) Inspections	4,073.84	4,300.00
Compliance - BWoF (Systems R&M)	811.22	800.00
Earthquake Costs Incurred	13,600.00	0.00
Insurance--Premiums	27,500.00	30,000.00
Maint Grounds - Yard/Lawns & Gardening	2,990.00	3,000.00
<i>Total expenses</i>	55,078.01	44,100.00
Surplus/Deficit	(11,610.32)	(1,000.00)
Opening balance	103,752.79	103,752.79
Closing balance	\$92,142.47	\$102,752.79

Long Term Maintenance Fund**Current period Annual budget**

01/11/2020-31/10/2021 01/11/2020-31/10/2021

Surplus/Deficit	0.00	0.00
Opening balance	0.00	0.00
Closing balance	\$0.00	\$0.00



Detailed Expenses for the financial year from 01/11/2020 to 31/10/2021

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Operating Account**Admin--Body Corporate Management Fees 154000**

22/09/2021	BC secretarial/Management services - FY 2020-2021	Thompson Wentworth Ltd	6,000.00	Paid	DE	INV-1554	000133
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\$6,000.00**Admin--Income Tax--Admin 152800**

30/11/2020	Withholding tax paid		14.24	Paid	Oth		73
31/12/2020	Withholding tax paid		11.40	Paid	Oth		74
29/01/2021	Withholding tax paid		10.30	Paid	Oth		75
26/02/2021	Withholding tax paid		8.60	Paid	Oth		76
31/03/2021	Withholding tax paid		9.15	Paid	Oth		77
30/04/2021	Withholding tax paid		8.57	Paid	Oth		78
31/05/2021	Double import rev interest		(7.92)		Jnl	5668	
31/05/2021	Withholding tax paid		7.92	Paid	Oth		79
31/05/2021	Withholding tax paid		7.92	Paid	Oth		80
30/06/2021	Withholding tax paid		7.31	Paid	Oth		81
30/07/2021	Withholding tax paid		6.93	Paid	Oth		82
31/08/2021	Withholding tax paid		6.40	Paid	Oth		83
30/09/2021	Withholding tax paid		5.74	Paid	Oth		84
29/10/2021	Withholding tax paid		6.39	Paid	Oth		85

\$102.95**Compliance - BWoF (IQP) Inspections 161600**

22/12/2020	IQP services for Jan-March 2021	FFP Canterbury Limited	856.78	Paid	DE	384276	000101
23/03/2021	IQP service - April-June 2021	FFP Canterbury Limited	856.78	Paid	DE	388924	000109
21/06/2021	IQP services July-Sep 2021	FFP Canterbury Limited	869.64	Paid	DE	393865	000123
30/06/2021	Annual fire equipment survey May 2021	FFP Canterbury Limited	424.35	Paid	DE	396034	000124
14/07/2021	IQP service for July 2021	FFP Canterbury Limited	196.65	Paid	DE	396770	000125
21/09/2021	Quarterly fee for IQP service - Oct - Dec 2021	FFP Canterbury Limited	869.64	Paid	DE	398769	000132

\$4,073.84**Compliance - BWoF (Systems R&M) 165800**

30/03/2021	Investigate and repair unit 7 panel in defect	FFP Canterbury Limited	250.70	Paid	DE	391217	000110
31/03/2021	No power to the fire pannel - Unit 7	Watchu Security South Island	360.53	Paid	DE	INV-05219	000113
13/10/2021	Replaced fire alarm panel battery Unit 5,6	FFP Canterbury Limited	199.99	Paid	DE	401727	000135

\$811.22**Earthquake Costs Incurred 151900**

04/11/2020	Project Claim 7 (claim number 08)	Trademark Construction	86,771.26	Paid	DE	10646	000093
10/11/2020	For work completed to the 30th Oct 2020	Davis Ogilvie	1,987.56	Paid	DE	72735	000094
18/11/2020	Progress claim - Nov 2020	Trademark Construction	32,623.03	Paid	DE	10655	000095

Body Corporate 394768**37 Foremans Road, Islington Christchurch 8042**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
09/12/2020	Preparation of producer statement PS4	Davis Ogilvie	232.91	Paid	DE	73027	000096
15/12/2020	EQ project management 01/05/19-28/02/20	Thompson Wentworth Project	14,040.29	Paid	DE	254	000098
15/12/2020	EQ project management 01/03/20-30/11/20	Thompson Wentworth Project	35,191.90	Paid	DE	255	000099
10/02/2021	Structural engineering - Jan 2021	Davis Ogilvie	763.68	Paid	DE	73390	000106
10/02/2021	WUC less retentions PC09	Trademark Construction	30,899.53	Paid	DE	10679	000107
31/03/2021	Payment Claim 11	Trademark Construction	14,756.73	Paid	DE	10701	000114
27/04/2021	Warehouse office clean - Unit 7	KK Cleaning	161.00	Paid	DE	37 Formans Rd	000115
07/05/2021	Structural engineering - work up to 30/04/2021	Davis Ogilvie	938.86	Paid	DE	74094	000120
13/05/2021	Unit7 Window Cleaning - week ending 9/04/2021	Perfection Window Cleaning	100.00	Paid	DE	IN564	000122
01/07/2021	Re-code to EQ provision		(245,371.84)		Jnl	5797	
01/07/2021	Progress claim no.1 completed June 2021	Newfield Roofing Ltd	31,089.10	Paid	DE	9494	000126
03/08/2021	Progress claim no.2 completed July 2021	Newfield Roofing Ltd	48,623.15	Paid	DE	9549	000131
04/08/2021	Outside window clean July 2021	Perfection Window Cleaning	75.00	Paid	DE	INV-0097	000129
01/09/2021	Window cleaning - May 2021	Perfection Window Cleaning	200.00	Paid	DE	INV-0059	000130
04/10/2021	Window cleaning ending - Sep 2021	Perfection Window Cleaning	200.00	Paid	DE	INV-0134	000134
29/10/2021	Progress claim no.3 - Oct 2021		12,977.75	Paid	Inv	9703	
31/10/2021	Re-code to B/S provision		(66,259.91)		Jnl	5973	
31/10/2021	EQ repair project management		13,600.00	Paid	Inv	269	
			\$13,600.00				
Insurance--Premiums 159100							
08/04/2021	Combined business package - 01/04/2021-01/04/2022	Respectrum Insurance	27,500.00	Paid	DE	I200912	000121
			\$27,500.00				
Maint Grounds - Yard/Lawns & Gardening 178400							
27/07/2021	Gardening & Caretaking Services	Wayne Timms Motor Court	2,990.00	Paid	DE		000127
			\$2,990.00				
Total expenses			\$55,078.01				

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



Statement of Financial Position

As at 31/10/2021

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Current period**Owners' funds****Operating Account**

Operating Surplus/Deficit--Admin	(11,610.32)
Owners Equity--Admin	103,752.79
	92,142.47

Long Term Maintenance Fund

Operating Surplus/Deficit--Capital Works	0.00
	0.00

Net owners' funds**\$92,142.47****Represented by:****Assets****Operating Account**

Cash at Bank--Admin	148,270.20
Receivable--Levies--Admin	12,112.45
	160,382.65

Long Term Maintenance Fund

0.00

Unallocated Money

0.00

Total assets

160,382.65

Less liabilities**Operating Account**

Creditors--Other--Admin	27,611.62
Provision--Earthquake Repairs--Admin	40,628.56
	68,240.18

Long Term Maintenance Fund

0.00

Unallocated Money

0.00

Total liabilities

68,240.18

Net assets**\$92,142.47**



Approved Budget to apply from 01/11/2021

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account

Approved
budget

Revenue

Levies Due - Admin	46,282.00
<i>Total revenue</i>	46,282.00

Less expenses

Admin--Body Corporate Management Fees	6,000.00
Admin--Health & Safety Compliance	882.00
Admin--Transfer to Capital Works Fund	65,000.00
Compliance - BWoF (IQP) Inspections	4,300.00
Compliance - BWoF (Systems R&M)	2,500.00
Insurance--Premiums	28,000.00
Insurance--Valuation	1,600.00
Maint Grounds - Yard/Lawns & Gardening	3,000.00
<i>Total expenses</i>	111,282.00

Surplus/Deficit

	(65,000.00)
Opening balance	92,142.47

Closing balance

\$27,142.47

Total units of entitlement	10000
Levy contribution per unit entitlement	\$4.63

Long Term Maintenance Fund**Approved
budget****Revenue**

Transfer from Admin Fund	65,000.00
<i>Total revenue</i>	<u>65,000.00</u>

Less expenses

Admin--Long-Term Maintenance Plan Costs	1,764.00
Main Grounds--Line Marking	1,500.00
Maint Bldg--- Security System	5,000.00
Maint Grounds--Fencing--Boundary	40,000.00
<i>Total expenses</i>	<u>48,264.00</u>

Surplus/Deficit	<u>16,736.00</u>
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Opening balance	0.00
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Closing balance	<u><u>\$16,736.00</u></u>
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Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.00



Approved Levy Schedule to apply from 01/11/2021

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Annual levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Long Term MF Fund	Annual Total	Annual Total
1	1	1429.00	6,613.70	0.00	6,613.70	6,613.70
2	2	1407.00	6,511.88	0.00	6,511.88	6,511.88
3	3	1208.00	5,590.87	0.00	5,590.87	5,590.87
4	4	992.00	4,591.17	0.00	4,591.17	4,591.17
5	5	1677.00	7,761.49	0.00	7,761.49	7,761.49
6	6	1522.00	7,044.12	0.00	7,044.12	7,044.12
7	7	1765.00	8,168.77	0.00	8,168.77	8,168.77
		10,000.00	\$46,282.00	\$0.00	\$46,282.00	\$46,282.00