



Thompson Wentworth

ANNUAL REPORTS

for the financial year to 31/10/2024

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Manager: Mark Wells

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Statement of Financial Performance

for the financial year

to 31/10/2024

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account**Current period Annual budget**

01/11/2023-31/10/2024 01/11/2023-31/10/2024

Revenue

Interest--Bank	2,070.86	0.00
Levies Due - Admin Funds	46,504.00	46,504.00
Transfer from Capital Works Fund	9,000.00	0.00
<i>Total revenue</i>	<u>57,574.86</u>	<u>46,504.00</u>

Less expenses

Admin--Body Corporate Management Fees	7,000.00	7,000.00
Admin--Income Tax--Admin	579.84	0.00
Admin--Transfer to Capital Works Fund	5,000.00	5,000.00
Insurance--Premiums	38,000.00	29,800.00
Insurance--Valuation	1,750.30	1,700.00
Maint Bldg--Compliance--BWoF (IQP) Inspections	4,332.08	4,004.00
Maint Bldg--Compliance--BWoF (Systems R&M)	4,915.63	500.00
Maint Bldg--General Repairs	2,552.43	1,000.00
Maint Bldg--Security	0.00	100.00
Maint Grounds - Yard/Lawns & Gardening	6,682.50	2,400.00
<i>Total expenses</i>	<u>70,812.78</u>	<u>51,504.00</u>

Surplus/Deficit(13,237.92) (5,000.00)

Opening balance 13,750.01 13,750.01

Closing balance**\$512.09** **\$8,750.01**

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

01/11/2023-31/10/2024 01/11/2023-31/10/2024

Revenue

Transfer from Admin Fund	5,000.00	5,000.00
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<i>Total revenue</i>	<u>5,000.00</u>	<u>5,000.00</u>
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Less expenses

CW--Transfer to Admin Fund	9,000.00	0.00
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Maint Bldg--Building Improvement	1,883.68	1,500.00
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Maint Bldg--Security System	1,380.00	1,000.00
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Maint Grounds--Line Marking	1,124.70	750.00
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<i>Total expenses</i>	<u>13,388.38</u>	<u>3,250.00</u>
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Surplus/Deficit

	<u>(8,388.38)</u>	<u>1,750.00</u>
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Opening balance	35,687.51	35,687.51
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Closing balance

	<u>\$27,299.13</u>	<u>\$37,437.51</u>
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Thompson Wentworth

Detailed Expenses for the financial year from 01/11/2023 to 31/10/2024

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

17/01/2024	BC Secretarial/Mgmt services FY 2023-24	Thompson Wentworth Ltd	7,000.00	Paid	DE	2166	000196
			\$7,000.00				

Admin--Income Tax--Admin 152800

30/11/2023	Withholding tax paid		49.62	Paid	Oth		109
29/12/2023	Withholding tax paid		60.66	Paid	Oth		110
31/01/2024	Withholding tax paid		86.10	Paid	Oth		111
29/02/2024	Withholding tax paid		39.66	Paid	Oth		112
28/03/2024	Withholding tax paid		37.70	Paid	Oth		113
30/04/2024	Withholding tax paid		49.48	Paid	Oth		114
31/05/2024	Withholding tax paid		52.54	Paid	Oth		115
27/06/2024	Withholding tax paid		43.32	Paid	Oth		116
31/07/2024	Withholding tax paid		50.23	Paid	Oth		117
30/08/2024	Withholding tax paid		41.00	Paid	Oth		118
30/09/2024	Withholding tax paid		37.79	Paid	Oth		119
31/10/2024	Withholding tax paid		31.74	Paid	Oth		120
			\$579.84				

Admin--Transfer to Capital Works Fund 157400

31/10/2024	Transfer money from Admin fund to Long Term MF		5,000.00		Jnl	8108	
			\$5,000.00				

Insurance--Premiums 159100

15/01/2024	Insurance premium	PSC Insurance Brokers	38,000.00	Paid	DE	I357291	000197
			\$38,000.00				

Insurance--Valuation 159200

20/09/2024	Insurance Valuation - Sept 2024	Ford Baker Valuation Ltd	1,750.30	Paid	DE	88252/1a	000216
			\$1,750.30				

Maint Bldg--Compliance--BWoF (IQP) Inspections 161600

20/12/2023	Quarterly fee for the fire protection - Jan-Mar 24	FFP Canterbury Limited	991.93	Paid	DE	458706	000194
22/03/2024	Quarterly fee for the fire protection - Apr-Jun 24	FFP Canterbury Limited	991.93	Paid	DE	464413	000201
21/06/2024	Quarterly fee for fire protection - July-Sept 2024	FFP Canterbury Limited	1,031.61	Paid	DE	470783	000206
07/08/2024	Building Warrant of Fitness - 2024	Christchurch City Council	285.00	Paid	DE	329492	000211
25/09/2024	Quarterly fee for fire protection - Oct-Dec 2024	FFP Canterbury Limited	1,031.61	Paid	DE	477478	000218

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

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
			\$4,332.08				
Maint Bldg--Compliance--BWof (Systems R&M)		165800					
20/02/2024	FM support,BWOF,beak fix,scheduled pre Jan 2024	Thompson Wentworth	753.26	Paid	DE	I000292	000199
12/03/2024	FM support, BWOF breakfix - Feb 2024	Thompson Wentworth	24.44	Paid	DE	I000401	000200
19/04/2024	FM support, bwof, breakfix, scheduled - Mar 2024	Thompson Wentworth	242.95	Paid	DE	I000461	000202
14/05/2024	Annual fire equipment inspection survey - May 2024	FFP Canterbury Limited	150.65	Paid	DE	468999	000203
15/05/2024	Backflow devices replacement - May 2024	FFP Canterbury Limited	2,937.10	Paid	DE	469188	000203
31/05/2024	FM Support, bwof break fix, scheduled - Apr 2024	Thompson Wentworth	227.62	Paid	DE	I000511	000204
18/06/2024	FM Support, Scheduled, BWoF, Secretary - May 2024	TW Facilities Mgmt Limited	539.36	Paid	DE	I000573	000205
10/07/2024	FM Support, PM, Compliance issues - June 2024	TW Facilities Mgmt Limited	40.25	Paid	DE	I000631	000209
			\$4,915.63				
Maint Bldg--General Repairs		167200					
01/12/2023	Replace cover and materials - Nov 2023	Watchu Security South Island	444.87	Paid	DE	INV-07262	000192
11/12/2023	Annual Subscription renewal 1/12/23-30/11/24	Plan Heaven	161.00	Paid	DE	2793	000191
14/12/2023	PM support inspection Nov 23	Thompson Wentworth Project	327.75	Paid	DE	I000154	000193
16/02/2024	FM support, break fix, scheduled - Jan 2024	Thompson Wentworth	24.44	Paid	DE	I000246	000198
02/07/2024	Pole Wash External Windows - June 2024	Hi-Tech Cleaning Solutions	362.25	Paid	DE	INV-5512	000208
13/09/2024	PM Support, Review of insurers request - Aug 2024	TW Project Services Ltd	345.00	Paid	DE	I000374	000217
02/10/2024	Servicing Repairs - Sept 2024	Cassidy-Davies Electrical	887.12	Paid	DE	6582.1	000221
			\$2,552.43				
Maint Grounds - Yard/Lawns & Gardening		178400					
17/01/2024	Garden maintenance - Nov 2023 - Jan 2024	Certified & General Welding	1,380.00	Paid	DE	INV-41469	000207
15/03/2024	Ground maintenance - Jan-Mar 2024	Certified & General Welding	920.00	Paid	DE	INV-41521	000207
02/07/2024	Grounds Maintenance - Mar-June 2024	Certified & General Welding	1,380.00	Paid	DE	INV-41595	000210
07/08/2024	Gardening/Caretaking - Sept 21-May 22	Jade Financial Services Ltd	2,012.50	Paid	DE	WT0001 C	000212
14/08/2024	Garden Maintenance - Aug 2024	Green Acres - Mark Elley	242.00	Paid	DE	1529711	000213
25/09/2024	Garden Maintenance - Sept 2024	Green Acres - Mark Elley	374.00	Paid	DE	1545385	000219
23/10/2024	Garden Maintenance - Oct 2024	Green Acres - Mark Elley	374.00	Paid	DE	1557996	000222
			\$6,682.50				
Total expenses			\$70,812.78				

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

Long Term Maintenance Fund

CW--Transfer to Admin Fund 257400							
31/10/2024	Temp loan to Admin funds to cover the shortfall		9,000.00		Jnl	8116	
			\$9,000.00				
Maint Bldg--Building Improvement 261300							
16/01/2024	Replace ceiling tiles - unit 1 - Dec 2023	JLC Construction Limited	480.71	Paid	DE	INV-05487	000195
13/09/2024	FM Support, Linemarking, Ceiling batton - Aug 2024	TW Facilities Mgmt Limited	268.34	Paid	DE	I000710	000214
31/10/2024	Acc. JLC - U4 Ceiling Batton - Oct 24		517.50		Jnl	8110	
31/10/2024	Acc. FM Support Ceiling Battons&Linemarkings-Oct24		617.13		Jnl	8112	
			\$1,883.68				
Maint Bldg--Security System 278400							
18/09/2024	GSM Phone Unit Install - Sept 2024	Certified & General Welding	1,380.00	Paid	DE	INV-41640	000215
			\$1,380.00				
Maint Grounds--Line Marking 276900							
09/10/2024	FM Support, Linemarking, Grounds Maint - Sep 2024	TW Facilities Mgmt Limited	563.50	Paid	DE	I000755	000220
31/10/2024	Acc. remarking of car parks lines 7 no's.		561.20		Jnl	8114	
			\$1,124.70				
Total expenses			\$13,388.38				

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 31/10/2024**

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

	Current period	Previous year
Owners' funds		
Operating Account		
Operating Surplus/Deficit--Admin	(13,237.92)	(32,803.28)
Owners Equity--Admin	13,750.01	46,553.29
	512.09	13,750.01
Long Term Maintenance Fund		
Operating Surplus/Deficit--Capital Works	(8,388.38)	25,262.83
Owners Equity--Capital Works	35,687.51	10,424.68
	27,299.13	35,687.51
Net owners' funds	\$27,811.22	\$49,437.52
Represented by:		
Assets		
Operating Account		
Cash at Bank--Admin	512.09	7,801.14
Receivable--Levies--Admin	0.00	6,167.37
	512.09	13,968.51
Long Term Maintenance Fund		
Cash at Bank--Capital Works	28,994.96	35,687.51
	28,994.96	35,687.51
Unallocated Money		
	0.00	0.00
<i>Total assets</i>	29,507.05	49,656.02
Less liabilities		
Operating Account		
Creditors--Other--Admin	0.00	218.50
	0.00	218.50
Long Term Maintenance Fund		
Creditors--Other--Capital Works	1,695.83	0.00
	1,695.83	0.00
Unallocated Money		
	0.00	0.00
<i>Total liabilities</i>	1,695.83	218.50
Net assets	\$27,811.22	\$49,437.52



Approved Budget to apply from 01/11/2024

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account

**Approved
budget****Revenue**

Levies Due - Admin Funds	68,850.00
<i>Total revenue</i>	<u>68,850.00</u>

Less expenses

Admin--Body Corporate Management Fees	7,000.00
Admin--Transfer to Capital Works Fund	9,000.00
Insurance--Premiums	40,000.00
Maint Bldg--Compliance--BWof (IQP) Inspections	4,400.00
Maint Bldg--Compliance--BWof (Systems R&M)	500.00
Maint Bldg--Compliance--Fire	3,000.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Security	100.00
Maint Grounds - Yard/Lawns & Gardening	3,850.00
<i>Total expenses</i>	<u>68,850.00</u>

Surplus/Deficit

	<u>0.00</u>
Opening balance	512.09

Closing balance

	<u>\$512.09</u>
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Total units of entitlement	10000
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Levy contribution per unit entitlement	\$6.89
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Long Term Maintenance Fund**Approved
budget****Revenue**

Transfer from Admin Fund 9,000.00

Total revenue 9,000.00**Surplus/Deficit**

9,000.00

Opening balance 27,299.13

Closing balance

\$36,299.13

Total units of entitlement 10000

Levy contribution per unit entitlement \$0.00



Approved Levy Schedule to apply from 01/11/2024

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	9,838.67	0.00	9,838.67	9,838.67
2	2	1407.00	9,687.19	0.00	9,687.19	9,687.19
3	3	1208.00	8,317.08	0.00	8,317.08	8,317.08
4	4	992.00	6,829.92	0.00	6,829.92	6,829.92
5	5	1677.00	11,546.14	0.00	11,546.14	11,546.14
6	6	1522.00	10,478.97	0.00	10,478.97	10,478.97
7	7	1765.00	12,152.02	0.00	12,152.02	12,152.02
		10,000.00	\$68,849.99	\$0.00	\$68,849.99	\$68,849.99



Insurance as at 31/10/2024

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Policy No. 156775347BC NZI
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Type: Material Damage Broker: Respectrum Insurance Brokers
PO Box 105241, City Central Auckland 1143

Premium: \$38,000.00 Paid on: 01/01/2024 Policy start date: 15/12/2023 Next due: 15/12/2024

Cover	Sum insured	Excess
Material Damage	\$8,385,000.00	\$0.00
Business Interruption	\$740,000.00	\$0.00
Public Liability	\$2,000,000.00	\$0.00
Statutory Liability	\$1,000,000.00	\$0.00
Natural Disaster	5%	\$0.00

Last valuation done on 16/09/2024

Insurance valuation \$8,385,000.00