

BODY CORPORATE 46828
UNITS A-F, WINDMILL CENTRE
FINANCIAL STATEMENT
15TH NOVEMBER 2024 TO 14TH NOVEMBER 2025

SHORT TERM - DAY TO DAY RUNNING ACCOUNT:

Balance as per Reconciliation - 14th November 2024 \$ 6,889.11

INCOME:

Owner Contributions Received by Skyway Body Corporate:

Unit A	\$	2,966.82	
Unit B	\$	7,546.92	
Unit C	\$	4,151.16	
Unit D	\$	4,151.16	
Unit E	\$	2,587.93	
Unit F	\$	6,181.60	\$ 27,585.59

Reimbursements:

Share of costs -

Building wash & exterior window cleaning including canopies

- Body Corporate 46829	\$	318.73	
- Michael Higgins	\$	289.85	
- Thanh Bang Lu	\$	207.57	
- Tim Ng	\$	203.84	\$ 1,019.99

Fixing leak at water toby & unblocked sewer drain

- Body Corporate 46829	\$	262.10	
- Michael Higgins	\$	238.35	
- Thanh Bang Lu	\$	170.69	
- Tim Ng	\$	167.62	\$ 838.76

Repair to carpark lighting

- Body Corporate 46829	\$	525.60	
- Michael Higgins	\$	477.98	
- Thanh Bang Lu	\$	342.29	
- Tim Ng	\$	336.15	\$ 1,682.02
			\$ 3,540.77

AIG Claim Settlement:

Damaged pillar claim - replace broken post (less excess) \$ 982.34

EXPENDITURE:

Marsh - AIG

- Premium, including Office Bearers Liability	\$	15,251.52	
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Armco Exterior Cleaning

- Building wash & exterior window clean including canopies - <i>\$1,019.99 offset share of costs</i>	\$	1,552.50	
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Complete Power Solutions

- Located circuit for pole lights. Tested & checked controls & fuses, found controlled by faulty timer	\$	668.34	
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Repair to Carpark Lighting		
- Picked up materials & lift. Disconnected & tried to remove old fittings - rusted in place, drilled out & removed. Found faulty cabling inside pole - <i>-\$1682.02 offset share of costs</i>	\$	2,560.14
 Glassons Glass		
- Replace wedge on 7 windows. Shift another 4 pieces of glass so that they could be wedged properly and replace wedge	\$	297.56
 Fixing leak at water toby & unblocked sewer drain - <i>-\$838.76 offset share of costs</i>		
Complete Power Solutions		
- Called out to attend a blocked sewer drain	\$	1,035.00
GN Brewer		
- Opened up the private water Toby up against the foundation and located the PE coupler was broken causing it to leak. Replaced the coupler	\$	241.64
 Odd Job Johnny		
- Remove graffiti from gas bottle cage	\$	166.18
 Riccarton Community Centre		
- Meeting room hire for AGM 2024	\$	30.00
- Meeting room hire for AGM 2025	\$	31.50
 Plan Heaven		
- Long Term Maintenance Plan Annual Subscription	\$	184.69
 <u>Insurance Repairs</u>		
Welch Building Projects	\$	1,482.35
- To replace broken post (insurance claim)		
 <u>Skyway Body Corporate</u>		
- Management Fee & Software Fee	\$	2,526.95
- Maintenance Commission	\$	384.21
 <u>To Long Term Maintenance Account:</u>		
- Fund Transfer as per Budget	\$	7,000.00
 <u>ASB Bank Ltd</u>		
Interest on Levies		\$ 763.71
Withholding Tax	\$	343.61
	\$	33,756.19
		\$ 39,761.52
 <u>FUND RECONCILIATION - 14.11.2025</u>		
Total in Reserve Fund		\$ 6,005.33

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LONG TERM MAINTENANCE ACCOUNT:

Balance as per Reconciliation - 14th November 2024 \$ 13,057.80

Income

- Funds held for Drainage Repairs \$ 33,551.70

Share of Costs -

Drainage works - Repairs to drainage

- Body Corporate 46829 \$ 911.33

- Michael Higgins \$ 828.76

- Thanh Bang Lu \$ 593.49

- Tim Ng \$ 582.84 \$ 2,916.42

Expenditure

- Drainage works - opened sewer main to \$ 4,439.00

complete a repair. Found severe damage.

Installed a repair & temporary backfilled

- \$2,916.42 offset share of costs

From Short Term Account:

- Fund Transfer as per Budget \$ 7,000.00

ASB Bank Ltd

Interest \$ 25.49

Withholding Tax \$ 11.47

\$ 4,450.47 \$ 56,551.41

FUND RECONCILIATION - 14.11.2025

Total in Reserve Fund \$ 52,100.94