



Thompson Wentworth

ANNUAL REPORTS

for the financial year to 31/10/2022

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 31/10/2022

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account

Current period Annual budget

01/11/2021-31/10/2022 01/11/2021-31/10/2022

Revenue

Interest--Bank	860.46	0.00
Levies Due - Admin	46,282.00	46,282.00
Prior Period Revenue Adjustment-Admin	15,529.40	0.00
<i>Total revenue</i>	62,671.86	46,282.00

Less expenses

Admin--Body Corporate Management Fees	6,000.00	6,000.00
Admin--Consultants	86.25	0.00
Admin--Health & Safety Compliance	882.00	882.00
Admin--Income Tax--Admin	210.30	0.00
Admin--Transfer to Capital Works Fund	65,000.00	65,000.00
Compliance - BWoF (IQP) Inspections	4,002.03	4,300.00
Compliance - BWoF (Systems R&M)	6,690.71	2,500.00
Insurance--Premiums	19,100.00	28,000.00
Insurance--Valuation	1,600.00	1,600.00
Maint Bldg--General Repairs	716.50	0.00
Maint Grounds - Yard/Lawns & Gardening	3,973.25	3,000.00
<i>Total expenses</i>	108,261.04	111,282.00

Surplus/Deficit

(45,589.18) (65,000.00)

Opening balance 92,142.47 92,142.47

Closing balance

\$46,553.29 \$27,142.47

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

01/11/2021-31/10/2022 01/11/2021-31/10/2022

Revenue

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

Admin--Long-Term Maintenance Plan Costs	1,765.02	1,764.00
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Main Grounds--Line Marking	0.00	1,500.00
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Maint Bldg--- Security System	0.00	5,000.00
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Maint Grounds--Fencing--Boundary	52,810.30	40,000.00
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<i>Total expenses</i>	<u>54,575.32</u>	<u>48,264.00</u>
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Surplus/Deficit

	<u>10,424.68</u>	<u>16,736.00</u>
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Opening balance	0.00	0.00
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Closing balance

	<u>\$10,424.68</u>	<u>\$16,736.00</u>
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Detailed Expenses for the financial year from 01/11/2021 to 31/10/2022

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**

22/12/2021	BC Secretarial/Management fee - FY 2021-2022	Thompson Wentworth Ltd	6,000.00	Paid	DE	INV-1636	000145
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\$6,000.00**Admin--Consultants 151600**

29/03/2022	BC Governance & Compliance 2022	Thompson Wentworth Ltd	86.25	Paid	DE	INV-1753	000148
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\$86.25**Admin--Health & Safety Compliance 152400**

22/12/2021	Health and safety plan	Plan Heaven	882.00	Paid	DE	INV-1894	000144
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\$882.00**Admin--Income Tax--Admin 152800**

30/11/2021	Withholding tax paid		6.55	Paid	Oth		86
31/12/2021	Withholding tax paid		6.19	Paid	Oth		87
31/01/2022	Withholding tax paid		6.78	Paid	Oth		88
28/02/2022	Withholding tax paid		7.37	Paid	Oth		89
31/03/2022	Withholding tax paid		13.75	Paid	Oth		90
29/04/2022	Withholding tax paid		14.28	Paid	Oth		91
31/05/2022	Withholding tax paid		24.38	Paid	Oth		92
30/06/2022	Withholding tax paid		31.30	Paid	Oth		93
29/07/2022	Withholding tax paid		37.74	Paid	Oth		94
30/09/2022	Withholding tax paid		30.21	Paid	Oth		95
31/10/2022	Withholding tax paid		31.75	Paid	Oth		96

\$210.30**Admin--Transfer to Capital Works Fund 157400**

15/12/2021	Transfer money from Admin fund to Long Term MF		65,000.00		Jnl	6073	
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\$65,000.00**Compliance - BWoF (IQP) Inspections 161600**

21/12/2021	Quarterly fee for the fire protection Jan - Mar22	FFP Canterbury Limited	869.64	Paid	DE	404937	000143
23/03/2022	Quarterly fee for the fire protection	FFP Canterbury Limited	869.64	Paid	DE	410223	000146
29/06/2022	Quarterly fee for the fire protection	FFP Canterbury Limited	929.65	Paid	DE	416482	000154
03/08/2022	Building Warrant of Fitness	Christchurch City Council	285.00	Paid	DE	256485	000158
17/08/2022	Annual fire equipment inspection survey	FFP Canterbury Limited	118.45	Paid	DE	421255	000161
22/09/2022	Quarterly fee for the fire protection/IQP services	FFP Canterbury Limited	929.65	Paid	DE	425639	000164

\$4,002.03**Compliance - BWoF (Systems R&M) 165800**

17/11/2021	Facilities Management - BWoF	Thompson Wentworth Project	1,725.00	Paid	DE	307	000138
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Body Corporate 394768**37 Foremans Road, Islington Christchurch 8042**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
15/12/2021	Work on door handle & Investigate leak	JLC Construction Limited	483.00	Paid	DE	INV-04332	000142
23/03/2022	Variable service - Compliance BWOFF NCF	Thompson Wentworth Project	611.34	Paid	DE	341	000147
21/04/2022	BWoF NCF (Non Comply Form)27/07/2021-12/04/2022	Thompson Wentworth Project	3,723.13	Paid	DE	350	000151
11/05/2022	BWoF variable services - 27/7/21-12/4/22	Thompson Wentworth Project	3,723.13	Paid	DE	350	000152
01/06/2022	Refund, Overpaid Inv#350		(3,723.13)		Rct	99	
17/08/2022	2-7AH batteries were repalced in the alarm panels	FFP Canterbury Limited	148.24	Paid	DE	421236	000161
			\$6,690.71				
Earthquake Costs Incurred 151900							
06/04/2022	Final retention - April 2022	Trademark Construction	21,877.73	Paid	DE	10827	000149
03/08/2022	Remove & Replace Celing Tiles	JLC Construction Limited	3,221.43	Paid	DE	INV-04841	000159
31/10/2022	Write-off EQ cost to provision in B/Sheet at YE		(25,099.16)		Jnl	7034	
			\$0.00				
Insurance--Premiums 159100							
06/04/2022	Insurance premium 1/4/22-15/12/22	Respectrum Insurance	14,000.00	Paid	DE	I261652	000150
26/07/2022	Insruance premium 14/7/22-15/12/22	Respectrum Insurance	2,100.00	Paid	DE	I281849	000157
29/09/2022	Insurance premium 1/4/22-15/12/22	Respectrum Insurance	3,000.00	Paid	DE	I290691	000165
			\$19,100.00				
Insurance--Valuation 159200							
29/06/2022	Insurance valuation - June 2022	Ford Baker Valuation Ltd	1,600.00	Paid	DE	80968/1a	000155
			\$1,600.00				
Maint Bldg--General Repairs 167200							
07/12/2021	EWP Access and clean Roofs	JLC Construction Limited	716.50	Paid	DE	INV-04492	000141
			\$716.50				
Maint Grounds - Yard/Lawns & Gardening 178400							
10/11/2021	Gardening & Caretaking Services	Wayne Timms Motor Court	2,990.00	Paid	DE		000137
09/06/2022	Garden maintenance - May 2022	Tartan Landscape Ltd	109.25	Paid	DE	INV-0649	000153
07/07/2022	Garden maintenance - June 2022	Tartan Landscape Ltd	218.50	Paid	DE	INV-0677	000156
03/08/2022	Garden maintenance - July 2022	Tartan Landscape Ltd	218.50	Paid	DE	INV-0699	000160
08/09/2022	Lawn mowing - Aug 2022	Tartan Landscape Ltd	218.50	Paid	DE	0724	000163
07/10/2022	Garden maintenance - Sep 2022	Tartan Landscape Ltd	218.50	Paid	DE	0751	000166
			\$3,973.25				
Total expenses			\$108,261.04				

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

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Long Term Maintenance Fund**Admin--Long-Term Maintenance Plan Costs 250700**

22/12/2021	LTMP cost	Plan Heaven	1,765.02	Paid	DE	INV-1894	000144
			\$1,765.02				

Maint Grounds--Fencing--Boundary 276800

24/08/2022	Repairs	Certified & General Welding	52,810.30	Paid	DE	Inv-41135	000162
			\$52,810.30				

Total expenses	\$54,575.32
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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 31/10/2022

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

	Current period	Previous year
Owners' funds		
Operating Account		
Operating Surplus/Deficit--Admin	(45,589.18)	(11,610.32)
Owners Equity--Admin	92,142.47	103,752.79
	<u>46,553.29</u>	<u>92,142.47</u>
Long Term Maintenance Fund		
Operating Surplus/Deficit--Capital Works	10,424.68	0.00
	<u>10,424.68</u>	<u>0.00</u>
Net owners' funds	<u>\$56,977.97</u>	<u>\$92,142.47</u>
Represented by:		
Assets		
Operating Account		
Cash at Bank--Admin	42,789.81	149,270.20
Receivable--Levies--Admin	4,797.35	11,112.45
	<u>47,587.16</u>	<u>160,382.65</u>
Long Term Maintenance Fund		
Cash at Bank--Capital Works	10,424.68	0.00
	<u>10,424.68</u>	<u>0.00</u>
Unallocated Money		
	<u>0.00</u>	<u>0.00</u>
<i>Total assets</i>	<u>58,011.84</u>	<u>160,382.65</u>
Less liabilities		
Operating Account		
Creditors--Other--Admin	1,033.87	27,611.62
Provision--Earthquake Repairs--Admin	0.00	40,628.56
	<u>1,033.87</u>	<u>68,240.18</u>
Long Term Maintenance Fund		
	<u>0.00</u>	<u>0.00</u>
Unallocated Money		
	<u>0.00</u>	<u>0.00</u>
<i>Total liabilities</i>	<u>1,033.87</u>	<u>68,240.18</u>
Net assets	<u>\$56,977.97</u>	<u>\$92,142.47</u>



Approved Budget to apply from 01/11/2022

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Operating Account

	Approved budget	Actual 01/11/2021-31/10/2022	Previous budget
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Revenue

Interest--Bank	0.00	860.46	0.00
Levies Due - Admin	43,626.00	46,282.00	46,282.00
Prior Period Revenue Adjustment-Admin	0.00	15,529.40	0.00
Total revenue	43,626.00	62,671.86	46,282.00

Less expenses

Admin--Body Corporate Management Fees	6,500.00	6,000.00	6,000.00
Admin--Consultants	0.00	86.25	0.00
Admin--Health & Safety Compliance	0.00	882.00	882.00
Admin--Income Tax--Admin	0.00	210.30	0.00
Admin--Transfer to Capital Works Fund	35,000.00	65,000.00	65,000.00
Compliance - BWoF (IQP) Inspections	4,004.00	4,002.03	4,300.00
Compliance - BWoF (Systems R&M)	2,500.00	6,690.71	2,500.00
Insurance--Premiums	28,000.00	19,100.00	28,000.00
Insurance--Valuation	0.00	1,600.00	1,600.00
Maint Bldg--General Repairs	0.00	716.50	0.00
Maint Grounds - Yard/Lawns & Gardening	2,622.00	3,973.25	3,000.00
Total expenses	78,626.00	108,261.04	111,282.00

Surplus/Deficit

	(35,000.00)	(45,589.18)	(65,000.00)
Opening balance	46,553.29	92,142.47	92,142.47

Closing balance

	\$11,553.29	\$46,553.29	\$27,142.47
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	\$4.36		\$4.63

Long Term Maintenance Fund**Approved
budget**

01/11/2021-31/10/2022

Actual**Previous
budget****Revenue**

Transfer from Admin Fund

35,000.00

65,000.00

65,000.00

Total revenue

35,000.00

65,000.00

65,000.00

Less expenses

Admin--Long-Term Maintenance Plan Costs

0.00

1,765.02

1,764.00

Main Grounds--Line Marking

1,500.00

0.00

1,500.00

Maint Bldg--- Security System

5,000.00

0.00

5,000.00

Maint Grounds--Fencing--Boundary

0.00

52,810.30

40,000.00

Total expenses

6,500.00

54,575.32

48,264.00

Surplus/Deficit

28,500.00

10,424.68

16,736.00

Opening balance

10,424.68

0.00

0.00

Closing balance

\$38,924.68

\$10,424.68

\$16,736.00

Total units of entitlement

10000

10000

Levy contribution per unit entitlement

\$0.00

\$0.00



Proposed Levy Schedule to apply from 01/11/2022

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Annual levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Long Term MF Fund	Annual Total	Annual Total
1	1	1429.00	6,234.16	0.00	6,234.16	6,234.16
2	2	1407.00	6,138.18	0.00	6,138.18	6,138.18
3	3	1208.00	5,270.02	0.00	5,270.02	5,270.02
4	4	992.00	4,327.70	0.00	4,327.70	4,327.70
5	5	1677.00	7,316.08	0.00	7,316.08	7,316.08
6	6	1522.00	6,639.88	0.00	6,639.88	6,639.88
7	7	1765.00	7,699.99	0.00	7,699.99	7,699.99
		10,000.00	\$43,626.01	\$0.00	\$43,626.01	\$43,626.01