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ANNUAL REPORTS

for the financial year to 31/08/2023

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

Manager: Jacqui Swart

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Statement of Financial Position

As at 31/08/2023

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(584.13)
Owners Equity--Admin	5,516.79
	4,932.66
Sinking Fund	
Operating Surplus/Deficit--Sinking	3,425.94
Owners Equity--Sinking	3,976.94
	7,402.88
Net owners' funds	\$12,335.54
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	6,569.29
	6,569.29
Sinking Fund	
Cash at Bank--Sinking	7,402.88
	7,402.88
Unallocated Money	0.00
<i>Total assets</i>	13,972.17
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	1,636.63
	1,636.63
Sinking Fund	0.00
Unallocated Money	0.00
<i>Total liabilities</i>	1,636.63
Net assets	\$12,335.54



Statement of Financial Performance for the financial year to 31/08/2023

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

Administrative Fund

	Current period 01/09/2022-31/08/2023	Annual budget 01/09/2022-31/08/2023	Variance (\$)
Revenue			
Interest on Arrears--Admin	36.11	0.00	36.11
Levies Due--Admin	12,072.11	12,072.11	0.00
<i>Total revenue</i>	12,108.22	12,072.11	36.11
Less expenses			
Admin--Agent Disbursements	122.04	122.00	0.04
Admin--Management Fees--Standard	2,760.00	2,760.00	0.00
Insurance--Premiums	7,340.11	7,340.11	0.00
Maint Bldg--General Repairs & Maintenance	2,139.00	1,500.00	639.00
Maint Grounds--Lawns Gardening Rubbish	331.20	350.00	(18.80)
<i>Total expenses</i>	12,692.35	12,072.11	620.24
Surplus/Deficit	(584.13)	0.00	(584.13)
Opening balance	5,516.79	5,516.79	0.00
Closing balance	\$4,932.66	\$5,516.79	-\$584.13

Sinking Fund

	Current period	Annual budget	Variance
	01/09/2022-31/08/2023	01/09/2022-31/08/2023	(\$)
Revenue			
Interest on Arrears--Sinking	25.94	0.00	25.94
Levies Due OCF--Sinking	3,400.00	3,400.00	0.00
<i>Total revenue</i>	<u>3,425.94</u>	<u>3,400.00</u>	<u>25.94</u>
Less expenses			
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>3,425.94</u>	<u>3,400.00</u>	<u>25.94</u>
Opening balance	3,976.94	3,976.94	0.00
Closing balance	<u><u>\$7,402.88</u></u>	<u><u>\$7,376.94</u></u>	<u><u>\$25.94</u></u>



Proposed Budget to apply from 01/09/2023

Body Corporate 417076

28 Enderley Avenue, Enderley HAMILTON 3214

General

Administrative Fund

	Proposed budget	Actual 01/09/2022-31/08/2023	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	36.11	0.00
Levies Due--Admin	15,830.92	12,072.11	12,072.11
<i>Total revenue</i>	15,830.92	12,108.22	12,072.11
Less expenses			
Admin--Agent Disbursements	122.00	122.04	122.00
Admin--Management Fees--Standard	2,760.00	2,760.00	2,760.00
Admin--Shortfall Recovery	590.00	0.00	0.00
Insurance--Premiums	9,008.92	7,340.11	7,340.11
Insurance--Valuation	750.00	0.00	0.00
Maint Bldg--General Repairs & Maintenance	2,250.00	2,139.00	1,500.00
Maint Grounds--Lawns Gardening Rubbish	350.00	331.20	350.00
<i>Total expenses</i>	15,830.92	12,692.35	12,072.11
Surplus/Deficit	0.00	(584.13)	0.00
Opening balance	4,932.66	5,516.79	5,516.79
Closing balance	\$4,932.66	\$4,932.66	\$5,516.79
Total units of entitlement	100		100
Levy contribution per unit entitlement	\$158.31		\$120.72

General**Sinking Fund****Proposed
budget****Actual**
01/09/2022-31/08/2023**Previous
budget****Revenue**

Interest on Arrears--Sinking

0.00

25.94

0.00

Levies Due OCF--Sinking

3,400.00

3,400.00

3,400.00

Total revenue

3,400.00

3,425.94

3,400.00

Surplus/Deficit

3,400.00

3,425.94

3,400.00

Opening balance

7,402.88

3,976.94

3,976.94

Closing balance

\$10,802.88

\$7,402.88

\$7,376.94

Total units of entitlement

100

100

Levy contribution per unit entitlement

\$34.00

\$34.00