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ANNUAL REPORTS

for the financial year to 31/01/2023

Body Corporate 90202

Village Gardens, 16 Rototuna Road, Flagstaff HAMILTON
3210

Manager: Jane Kelly

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Statement of Financial Position

As at 31/01/2023

Body Corporate 90202

Village Gardens, 16 Rototuna Road, Flagstaff
HAMILTON 3210

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	19,930.08
Owners Equity--Admin	67,284.24
	87,214.32
Sinking Fund	
Operating Surplus/Deficit--Sinking	37,820.77
Owners Equity--Sinking	128,664.60
	166,485.37
Net owners' funds	\$253,699.69
Represented by:	
Assets	
Administrative Fund	
Bank Investment--Imprest Account	500.00
Cash at Bank--Admin	67,924.29
Receivable--Levies--Admin	776.55
Receivable--Owners--Admin	575.00
Vehicle--At Cost	23,000.00
	92,775.84
Sinking Fund	
Cash at Bank--Sinking	(2,276.19)
Investments--Optional Cont Fund Additional	69,767.46
Investments-Bank Term Deposit	100,000.00
Receivable--Levies--Sinking	268.45
	167,759.72
Unallocated Money	0.00
<i>Total assets</i>	260,535.56
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	2,053.43
Prepaid Levies--Admin	3,508.09
	5,561.52
Sinking Fund	
Prepaid Levies--Sinking	1,274.35
	1,274.35
Unallocated Money	0.00
<i>Total liabilities</i>	6,835.87
Net assets	\$253,699.69



Statement of Financial Performance for the financial year to 31/01/2023

Body Corporate 90202

Village Gardens, 16 Rototuna Road, Flagstaff
HAMILTON 3210

Administrative Fund

	Current period	Annual budget	Variance
	01/02/2022-31/01/2023	01/02/2022-31/01/2023	(\$)
Revenue			
Donation	23,000.00	0.00	23,000.00
Levies Due--Admin	171,387.84	171,390.00	(2.16)
Miscellaneous Income--Admin	630.00	0.00	630.00
<i>Total revenue</i>	195,017.84	171,390.00	23,627.84
Less expenses			
Admin--Agent Disbursements	519.96	520.00	(0.04)
Admin--Agent Return Charges	172.50	172.50	0.00
Admin--Health & Safety	1,373.10	1,500.00	(126.90)
Admin--Management Fees--Standard	17,221.20	17,221.20	0.00
Admin--Motor Vehicle	1,467.66	1,500.00	(32.34)
Admin--Other Expenses--Admin	3,211.69	1,000.00	2,211.69
Contractors--Contract Caretaker	42,750.00	42,750.00	0.00
Contractors--Contract Cleaner	240.00	500.00	(260.00)
Contractors--Contract Grounds	747.50	2,200.00	(1,452.50)
Insurance--Claims	135.00	0.00	135.00
Insurance--Premiums	63,253.83	51,720.00	11,533.83
Insurance--Valuation	1,840.00	0.00	1,840.00
Maint Bldg--Airconditioning	4,130.00	0.00	4,130.00
Maint Bldg--Compliance	729.22	1,500.00	(770.78)
Maint Bldg--General Repairs & Maintenance	23,670.18	30,000.00	(6,329.82)
Maint Bldg--Pest/Vermin Control	5,004.68	0.00	5,004.68
Maint Grounds--Garden Bins	5,167.00	5,250.00	(83.00)
Maint Grounds--Lawns Gardening Rubbish	1,413.65	1,500.00	(86.35)
Utility--Electricity	2,040.59	2,200.00	(159.41)
<i>Total expenses</i>	175,087.76	159,533.70	15,554.06
Surplus/Deficit	19,930.08	11,856.30	8,073.78
Opening balance	67,284.24	67,284.24	0.00
Closing balance	\$87,214.32	\$79,140.54	\$8,073.78

Sinking Fund

	Current period	Annual budget	Variance
	01/02/2022-31/01/2023	01/02/2022-31/01/2023	(\$)
Revenue			
Income Tax Refund - Sinking	116.72	0.00	116.72
Interest on Investments--Sinking	818.56	0.00	818.56
Levies Due OCF--Sinking	59,252.16	59,250.00	2.16
<i>Total revenue</i>	<u>60,187.44</u>	<u>59,250.00</u>	<u>937.44</u>
Less expenses			
Admin--Income Tax--RWTSinking	229.17	0.00	229.17
Maint Grounds--Landscaping	22,137.50	0.00	22,137.50
<i>Total expenses</i>	<u>22,366.67</u>	<u>0.00</u>	<u>22,366.67</u>
Surplus/Deficit	<u>37,820.77</u>	<u>59,250.00</u>	<u>(21,429.23)</u>
Opening balance	128,664.60	128,664.60	0.00
Closing balance	<u>\$166,485.37</u>	<u>\$187,914.60</u>	<u>-\$21,429.23</u>



Approved Budget to apply from 01/02/2023

Body Corporate 90202

Village Gardens, 16 Rototuna Road, Flagstaff
HAMILTON 3210

General

Administrative Fund

Approved budget

Revenue

Levies Due--Admin	174,641.20
<i>Total revenue</i>	<u>174,641.20</u>

Less expenses

Admin--Agent Disbursements	520.00
Admin--Health & Safety	1,500.00
Admin--Management Fees--Standard	17,221.20
Admin--Motor Vehicle	1,500.00
Admin--Other Expenses--Admin	1,000.00
Contractors--Contract Caretaker	42,750.00
Contractors--Contract Cleaner	500.00
Contractors--Contract Grounds	2,200.00
Insurance--Premiums	65,000.00
Insurance--Valuation	2,000.00
Maint Bldg--Compliance	1,500.00
Maint Bldg--General Repairs & Maintenance	30,000.00
Maint Grounds--Garden Bins	5,250.00
Maint Grounds--Lawns Gardening Rubbish	1,500.00
Utility--Electricity	2,200.00
<i>Total expenses</i>	<u>174,641.20</u>

Surplus/Deficit

0.00

Opening balance 87,214.32

Closing balance

\$87,214.32

Total units of entitlement 62

Levy contribution per unit entitlement \$2,816.79

General

Sinking Fund

**Approved
budget**

Revenue

Levies Due OCF--Sinking	63,438.80
<i>Total revenue</i>	<u>63,438.80</u>

Surplus/Deficit

Opening balance	166,485.37
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Closing balance

	<u>\$229,924.17</u>
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Total units of entitlement	62
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Levy contribution per unit entitlement	\$1,023.21
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