

Annual Financial Report

Lakeside Villas Body Corporate
For the year ended 31 December 2024

Prepared by Pat Brosnahan

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Directory

Lakeside Villas Body Corporate For the year ending 31 December 2024

Nature of Business

Timeshare Resort

Address

PO Box 1196, Taupo , 3351

Body Corporate Number

S36074

IRD Number

046-854-675

Bankers

ANZ Bank Limited

Statement of Financial Performance
Lakeside Villas Body Corporate
For the year ended 31 December 2024

	Notes	2024	2023
		\$	\$
Revenue			
Current Years Maintenance Levies		933,080	888,070
Prior Year Maintenance Levies Recovered		14,872	6,846
Interest Earned		25,199	19,553
Ironman		58,783	-
Late Penalty Fees		-	433
Other Rental Income and Miscellaneous Charges		32,483	20,101
Rental Income from Staff Accommodation		20,052	13,790
Total Income		1,084,467	948,793
Operating Expenses			
Occupancy Expenses		317,658	290,593
Ownership Expenses		440,619	454,370
General and Administration Expenses		134,976	139,156
Total Operating Expenses		893,252	884,119
Net Surplus after Operating Expenses		191,216	64,674
Taxation Expense			
RWT Paid		6,003	5,877
Taxes Due	1	1,053	(403)
Total Taxation Expense		7,056	5,475
Surplus before Resort Improvements		184,160	59,199
Refurbishment			
Refurbishing Villa 1 Apartment		17,000	74,184
Refurbishing Villas 23-29 Apartment		70,823	-
Refurbishing Manager's Accommodation		-	69,413
Common Property and Resort Improvements	7	23,252	-
Total Refurbishment		111,075	143,597
Nett Surplus/(Loss) Transferred to Unit Holders Funds		73,085	(84,398)

These Financial Statements should be read in conjunction with the Notes to the Financial Statements and the Review Report.

Statement of Movements in Unit Holders Funds
Lakeside Villas Body Corporate
For the year ending 31 December 2024

	2024	2023
	\$	\$
Unit Holders Funds at the Start of the Year		
Opening Balance	32,771	117,169
Increases		
Profit/(loss) for the period	73,085	(84,398)
Total Increases/(Decreases)	73,085	(84,398)
Total Unit Holders Funds at the End of the Year	105,856	32,771

These Financial Statements should be read in conjunction with the Notes to the Financial Statements and the Review Report.

Schedule of Expenses
Lakeside Villas Body Corporate
For the year ending 31 December 2024

	2024	2023
	\$	\$
Expenses		
Operating Expenses		
Cleaning Costs	159,187	156,467
Electricity - Light, Power, Heating	89,997	70,581
Hospitality	233	613
Housekeeping Complimentaries	14,917	14,719
Laundry Supplies and Wages	37,788	33,090
Security	4,889	2,217
Staff Expenses	6,787	7,857
Staff Training	350	938
Waste	3,510	4,112
Total Operating Expenses	317,658	290,593
Ownership Expenses		
Grounds and Gardens	8,461	6,953
Insurance	32,557	28,909
Recreation	764	1,205
R&M Replacement Whiteware	2,778	5,782
R&M Buildings	59,666	44,885
Rates	64,329	67,736
Resort Salaries	219,189	221,730
Stock Replacement Units	10,390	19,476
Swimming & Spa Pools	9,332	11,235
Telephone & Internet	7,286	22,723
Television Sky Rental	25,867	23,738
Total Ownership Expenses	440,619	454,370

These Financial Statements should be read in conjunction with the Notes to the Financial Statements and the Review Report.

Schedule of Expenses (continued)
Lakeside Villas Body Corporate
For the year ending 31 December 2024

	2024 \$	2023 \$
Expenses		
General and Administration Expenses		
ACC Levy	905	868
Accounting & Bookkeeping	22,996	23,028
AGM Expenses	782	2,269
Audit Fees	5,100	5,057
Bad Debts	50,581	49,748
Bank Charges	2,407	2,321
Committee Meeting Expenses	17,414	17,276
Computer Expenses	4,983	6,557
General Expenses	910	286
Holiday Pay Adjustment	11,636	16,465
Inland Revenue Penalties	673	5,378
Interest Paid - IRD	31	279
Motor Vehicle Expenses	3,617	3,574
Office Equipment Lease	11 3,041	-
Office Expenses	2,607	443
Postage Printing & Stationery	2,535	4,718
Prior Period Adjustment		-269
Subscriptions	1,758	1,158
Tech Support	3,000	-
Total General and Administration Expenses	134,976	139,156
	2024 \$	2023 \$
Refurbishment and Upgrading Expenses		
Common Property and Resort Improvements	23,252	-
Refurbishing Manager's Accommodation	-	69,413
Refurbishing Villa 1 Apartment	17,000	74,184
Refurbishment of Villas 23-29	70,823	
Total Refurbishment and Upgrading Expenses	111,075	143,597
Total Expenses	1,004,328	1,027,716

These Financial Statements should be read in conjunction with the Notes to the Financial Statements and the Review Report.

Statement of Financial Position
Lakeside Villas Body Corporate
As at 31 December 2024

	Notes	2024 \$	2023 \$
Assets			
Current Assets			
ANZ Bank		258,650	608,448
Short Term Investments	4	571,678	109,964
Interest Accrued		5,360	170
Accounts Receivable		17,566	50,880
Income Tax Receivable		-	403
Total Current Assets		853,254	769,865
Total Assets		853,254	769,865
Liabilities			
Current Liabilities			
Accounts Payable		32,247	31,349
Accrued Expenses		5,000	26,805
Accrued Holiday Pay		35,674	24,039
ANZ - Credit Card		317	(2)
GST Payable		66,432	63,663
2024 Maintenance Levies in Advance		-	516,096
2025 Maintenance Levies in Advance		598,133	2,467
Income Tax Payable		651	-
Trade and Other Payables		-	72,677
Total Current Liabilities		738,454	737,094
Non-current Liabilities			
2026 Maintenance Levies in Advance		8,944	-
Total Non-current Liabilities		8,944	-
Total Liabilities		747,398	737,094
Net Assets		105,856	32,771
Unit Holders Funds			
Retained Earnings		105,856	32,771
Total Unit Holders Funds		105,856	32,771
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p><i>Les. Libramatic</i></p> <p>Chairperson</p> <p><i>[Signature]</i></p> <p>Committee Member</p> </div> <div style="width: 45%;"> <p>Date: 2 May 2025</p> <p>Date: 2 May 2025</p> </div> </div>			

These Financial Statements should be read in conjunction with the Notes to the Financial Statements and the Review Report.

Statement of Accounting Policies

Lakeside Villas Body Corporate

For the year ending 31 December 2024

Reporting Entity

The Lakeside Villas Body Corporate DPS S36074 is a body corporate registered under the Unit Titles Act (2010). Lakeside Villas is a Timeshare Resort with 28 apartments representing 1428 units/weeks.

Statement of Compliance

These financial statements are special purpose and have been prepared for taxation purposes and for internal management purposes. The financial statements are prepared in accordance with the Unit Titles Act 2010, the Unit Titles Regulations 2011, the Tax Administration (Financial Statements) Order 2014 and principles contained in the Income Tax Act 2007.

The accounting policies adopted are not in conformity with generally accepted accounting practice. Accordingly these financial statements should only be relied upon for expressly stated purpose.

Measurement Base

The measurement base adopted is that of historical cost. Reliance is placed on the fact that the Body Corporate is a going concern. The special purpose financial statements have been prepared on an accrual basis.

SPECIFIC ACCOUNTING POLICES

The following specific accounting policies which materially affect the measurement of financial performance and financial position have been applied.

Revenue

Maintenance levies are recognised on an accrual's basis.

Levies received from members prior to reporting date are recorded as Maintenance Fee Received in Advance and are classified as a current or non-current liability according to the period that the levy related too.

Interest received is recognised as it accrues, using the effective interest method.

Rental income is recognised on an accrual basis.

Net proceeds from resales are recognised as received.

Goods and Services Tax

All amounts are shown exclusive of Goods and Services Tax (GST), except for receivables and payables which are shown inclusive of GST.

Fixed Assets

Assets purchased are not capitalised but are expensed in the year of purchase.

Debtors

Debtors are stated at estimated realisable value after providing against debt where collection is doubtful.

Bad debts are written off during the period in which they are identified.

Taxation

Income tax is accounted for using the taxes payable method.

Short-term Investments

Investments (Term Deposits) are shown at initial investment value.

Changes in Accounting Policies

The Body Corporate transitioned on 1 January 2014 from preparation of general purpose financial information in accordance with generally accepted accounting practice in New Zealand ("NZGAAP") to special purpose financial reporting. The transition had minimal impact on the accounting policies of the Body Corporate

Notes to the Financial Statements
Lakeside Villas Body Corporate
For the year ending 31 December 2024

	2024	2023
	\$	\$
1 Taxation		
Investment Income Received	25,199	19,553
Total Investment Income Received	25,199	19,553
Taxation at 28%	7,056	5,475
RWT Paid	6,003	5,877
Withholding Tax Due / (Refund)	1,053	(403)
Income Tax Payable		
Opening Balance	(403)	68
Prior Period tax refunded	-	(68)
Income Tax Payable	(403)	-
Income Tax Payment / (Refund) Due	651	(403)
	2024	2023
	\$	\$
2 Income Generated from Resort Activity		
Commission Received		
Commission Received	1,544	545
Total Commission Received	1,544	545
Resale Net Proceeds		
Resale Net Proceeds	478	(4,790)
Resale Costs	(2,435)	(4,512)
Total Resale Net Proceeds	(1,957)	(9,302)
Other Revenue		
Previous Year's Maintenance Levy	15,284	7,890
Total Income Generated from Resort Activity	14,871	(867)

3 Bad Debts

Bad Debts to the value of \$50,581 incurred in the 2024 year were written off (2023: \$49,748).

	2024	2023
	\$	\$
4 Short Term Investments		
ANZ On-line	20,837	1,037
ANZ Serious Saver	50,841	1,522
ANZ 1013 Deposit Account	-	107,405
ANZ - 1016 Deposit Account	200,000	-
ANZ - 1019 Deposit Account	200,000	-
ANZ - 1018 Deposit Account	100,000	-
Total Short Term Deposits	571,678	109,964

Notes to the Financial Statements (continued)
Lakeside Villas Body Corporate
For the year ending 31 December 2024

5 The Lakeside Villas Rating Valuation

The 2024/25 rates have been set in accordance with the Local Government (Rating) Act 2002 and the Taupo Districts Councils rating policy as set out in the Long Term Plan. Taupo District Council rates each unit according to their individual valuation. The Current Valuation was issued as a result of General Revaluation.

Valuation Number 7311 1300A - 73110300AB	\$
Land Value	7,485,000
Improvement Value	<u>5,000,000</u>
Capital Value	12,485,000

The Rating Valuation is dated as at the 1st July 2022.

6 Related Party Transactions

2024 Schedule of Ownership at Lakeside Villas by Current Committee Members:

Current Member	Unit	Weeks
SJ Hurn	15	14
	19	1
	29	2
	24	1
D Meredith	4	1
	1	2
	7	49
Puka Te Rangi	6	20
	7	45
	2	26
M Oakes	1	19
	8	2
	12	2
	2	2
	2	3
GJ Shearman	2	4
	6	17
	8	32
GD Tohill	15	24
	29	52
LA Waimotu	24	47

	2024	2023
	\$	\$
7 Common Property and Resort Improvements		
Refurbishment Tennis Courts	8,589	-
Repair Tiger Turf	<u>14,663</u>	-
	23,252	-

	2024	2023
	\$	\$
8 Rental Income from Staff Accommodation		
Rental income from Staff Accommodation	<u>20,052</u>	<u>13,790</u>
Total Rental Income from Staff Accommodation	20,052	13,790

Onsite accommodation is provided for the Resort Managers. The value of rent is accounted for in their remuneration and taxed in accordance with IRD requirements.

Notes to the Financial Statements (continued)
Lakeside Villas Body Corporate
For the year ending 31 December 2024

9 Long Term Plan

Under sections 116 and 117 of the Unit Titles Act 2010 the Body Corporate is required to establish and maintain a long term maintenance plan and a separate fund to service this plan.

The Lakeside Villas Body Corporate maintains a Long Term Plan to 2030 which includes a schedule and funding plan for the required maintenance.

10 Capital Commitments and Contingent Liabilities

At balance date there are no known, quantifiable contingent liabilities or capital commitments (2023: Nil)

The Body Corporate endorses credit card for the Managers use. The limit is \$2,000 (2023: \$2000).

11 Operating Leases

The Body Corporate has 2 Operating Leases

	Remaining Lease	Monthly Lease Payment \$
JV Laptop Bundle (36 Mth Lease)	21 Mths	125
Brother Photocopier (48 Mths)	35 Mths	189

12 Subsequent Events

The Body Corporate does not have any subsequent events that require disclosure (2023: Nil)



INDEPENDENT ASSURANCE PRACTITIONER'S REVIEW REPORT

To the Directors of The Lakeside Villas Body Corporate S36074

Report on the Financial Statements

We have reviewed the accompanying financial statements of The Lakeside Villas Body Corporate S36074 on pages 4 to 12, which comprise the statement of financial position as at December 31, 2024, and the statement of financial performance, statement of movements in equity for the year then ended, and a summary of significant accounting policies and other explanatory information. The financial statements have been prepared using the *Special Purpose Reporting as determined by governance* ("Special Purpose").

Directors Responsibility for the Financial Statements

The Directors are responsible for determining that the Special Purpose adopted is acceptable in the Body Corporate's circumstances, for the preparation of these financial statements in accordance with the Special Purpose Framework and for such internal control as the Committee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Assurance Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements. We conducted our review in accordance with International Standard on Review Engagements (New Zealand) (ISRE (NZ)) 2400, Review of Historical Financial Statements Performed by an Assurance Practitioner who is not the Auditor of the Entity. ISRE (NZ) 2400 requires us to conclude whether anything has come to our attention that causes us to believe that the financial statements, taken as a whole, are not prepared in all material respects in accordance with the applicable financial reporting framework. This Standard also requires us to comply with relevant ethical requirements.

A review of financial statements in accordance with ISRE (NZ) 2400 is a limited assurance engagement. The assurance practitioner performs procedures, primarily consisting of making enquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing (New Zealand). Accordingly, we do not express an audit opinion on these financial statements.

Other than in our capacity as assurance practitioner we have no relationship with, or interests in, The Lakeside Villas Body Corporate S36074 .

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that these financial statements do not present fairly, in all material respects, the financial position of The Lakeside Villas Body Corporate S36074 as at 31 December 2024, and (of) its financial performance for the year then ended, in accordance with the Special Purpose Framework as determined by governance.

Basis of Accounting and Restriction on Distribution

Without modifying my conclusion, we draw attention to the statement of accounting policies on page 9 to the financial statements, which describes the basis of accounting. The financial statements have been prepared for the unit holders, internal management and the Inland Revenue Department. As a result, the financial statements may not be suitable for another purpose.



Silks Audit Chartered Accountants Ltd
Whanganui, New Zealand

Date: 2nd May 2025