

Toiora Body Corp Accounts Report 10 August 2021

- 1 Thank you to those who have paid the moving in koha. It's much appreciated. For now, it's been set aside as a reserve, with no definite plan on what to use it for. Possible options are to pay down the insurance debt to UCOL, or starting money for the capital development fund.
- 2 Body corp fees for 9 months to 31 March 2022 is \$90531
Of this, \$53720 has been paid to Toiora. Remainder will come in as installments over the year.
- 3 We have paid off some of our debts to UCOL, for items UCOL paid up front for the Body corp eg. Firewood, common house door lock, common house tables, & guest bedroom setup. The remaining debt is our insurance bill that UCOL paid up front earlier this year. \$43,621
- 4 Accountant Fees. Nicola will provide a quote of one off advisory services, the Toiora BC Xero account, and preparation of annual reports. She drew attention to the fact that the BC can vote to do away with the annual reporting requirement if we wish. If we want the accounts audited, Nicola will not do this herself as she will be the one preparing the reports, but she has recommended the company "Audit Professionals", and expects the fee to be around \$1500-2500 per audit.

5 Breakdown of reserves.

10/08/2021 Split BC Fees based on fees received

dr	cr	Dr	
2000 BC Fees received (Income)	53720.57		
8070 Insurance	\$ 27,339.24	50.89%	
Maintenance Portion:			
8501 Common Hs Interior	\$ 1,185.84	2.21%	19527.427 current
8502 Paths & Garden	\$ 474.33	0.88%	current
8503 Annual Gutter Clean incl scaffolding	\$ 8,063.69	15.01%	current
8505 Contingency	\$ 1,775.44	3.30%	current
8506 Timber Pergolas & Fences (Exterior Ti	\$ 948.67	1.77%	10 yr
8507 Exterior Steel Structures	\$ 948.67	1.77%	25 yr
8508 Exterior Painting	\$ 3,984.41	7.42%	25 yr
8509 Roof Replacement	\$ 2,146.37	4.00%	19527.427 50 yr
8080 Commons Power + Internet	1740.546468	3.24%	current
Common House Sundries - Cleaners,	1837.243494	3.42%	current
Admin- Fees, rates, other costs.	1643.849442	3.06%	current
Contingency - Op Costs	\$ 1,632.26	3.04%	current
	\$ 6,853.90		53720.57
Transfer to insurance reserve	\$ 27,339.24		
Transfer to long term reserves	\$ 8,028.13		