



7 February 2025

The Committee  
Hume House Body Corporate 83149

Dear Committee

**RE: HUME HOUSE BC 83149  
BODY CORPORATE MANAGEMENT COMMITTEE MEETING**

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Please find enclosed the following:

- Notice of Meeting & Agenda
- Minutes from the previous BCMC meeting
- Facilities Management Report
- Facilities Activity Report
- Financial Statements & Commentary

Please note:

All body corporate levies or other amounts payable and owing to the body corporate must be paid to be able to:

- Count for the quorum for the meeting.
- Vote at the meeting.

We look forward to seeing you at the meeting.

Regards

A handwritten signature in black ink, appearing to read 'Dricky Croucamp', is positioned below the 'Regards' text.

Dricky Croucamp  
**Your Property Matters Limited**  
**Body Corporate Manager for BC 83149**

Encls:

**NOTICE OF MEETING OF  
HUME HOUSE BC 83149  
BODY CORPORATE MANAGEMENT COMMITTEE  
To be held via Zoom Conference  
Friday 14 February 2025 at 12:00 noon**

**AGENDA**

- 1. Register of attendance and apologies**
  - a. Attendance
  - b. Apologies
  - c. Conflict of Interest Register
  
- 2. Minutes of previous meeting**
  - a. Approval of minutes
  - b. Matters not arising elsewhere
  
- 3. Facilities Management Report**
  - a. Facilities Manager's Report
  - b. Health & Safety
  
- 4. Quarterly Financial Report**
  - a. Statements of financial performance and position
  - b. Debtors and creditors
  - c. Variance analysis against budget
  
- 5. Administrative issues**
  - a. Meeting Scheduling

<i>Friday 2 May-25</i>	<i>12:00</i>	<i>Q2</i>
<i>Friday 22 Aug-25</i>	<i>12:00</i>	<i>Q3</i>
  - b. YPM whakahoki kōrero
  
- 6. General Business**
  - a. Website management – previous window and façade works have been terminated and the BC is working on an alternative approach to achieving effective and lasting improvements to the façade and windows. This will form part of a reviewed LTMP
  - b. Insurance will be reviewed
  - c. Communication with members of the BC
  - d. Banking arrangements
  - e. Response time to maintenance requests. Management and delivery protocols
  - f. Management of security tapes
  - g. Security Arrangements in place on Level 1
  - h. Quality Assurance protocols and audits for building services



**MINUTES OF  
HUME HOUSE BODY CORPORATE 83149  
MANAGEMENT COMMITTEE MEETING  
Conducted via Zoom on  
Thursday 31 October 2024 at 12:00 noon**

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www.ypm.co.nz, select "member login" Username: bc83149 Password: bw847y

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**1.0 Meeting Formalities**

**1.1 Present**

Saya Hashimoto (Chair)  
Linley Caudwell  
Ben Pearson

Dricky Croucamp - YPM

**1.2 Apologies**

None

**1.3 Quorum**

A quorum of 3 was present and the meeting proceeded.

**1.4 Conflict of Interest**

No conflicts of interest reported by any committee members.

**2.0 Previous minutes**

**Moved:** By Ordinary Resolution that the Minutes of the BCMC Meeting of 23 April 2024 be accepted as a true version of proceedings.

**Chair/Ben/Carried**

Matters arising not covered elsewhere:  
None.

**3.0 Facilities Management Report**

**3.1 The Facilities Management report**

The report was taken as read.

Update on earthquake damage repair: An assessor verified that the damage to one unit's window was due to the earthquake. Given the high insurance excess of \$500 per unit, the cost for this repair will be allocated to the operational fund rather than insurance.

General repairs for urgent window issues are planned under operational funds.

**3.2 Health and Safety**

There have been no accidents, incidents or near misses to report.

Recent safety drills were completed with improved compliance.

## 4.0 Financial Report

### 4.1 Financial Statements

Dricky spoke to the Financial Statements for the period 1 October 2023 to 30 September 2024.

**Moved:** By Ordinary Resolution that the Financial Statements for the period 1 October 2023 to 30 September be approved.

**Chair/Linley/Carried**

Saya to confirm with Brendan regarding financial line items before finalizing minutes.

**Action: Chair**

### 4.2 Proposed Budget

The group reviewed budget overages, noting an overspend of \$40,000, partially covered by previously allocated funds. It was recommended to recall \$12,000 from the budget to bring it back to a balanced position. The group discussed adjusting the annual increase to 12% to offset increased costs, acknowledging this was a substantial rise, which would require clear communication to stakeholders. Saya agreed to consult with Brendan and Alison to confirm all contractor invoices were completed, and any additional budget requirements from subcommittee projects would be addressed in upcoming planning stages.

**Motion:** Propose to approve the budget adjustments, pending further consultation. Linley seconded the motion.

An increase in the insurance valuation was noted.

### 4.3 Long-term Maintenance Plan (LTMP)

Discussion on items listed in the LTMP for 2024, including internal gutters, downpipes, and annex work. The Chair recalled an approved garage door replacement last year due to frequent breakdowns. No transactions listed for this period; likely funded through LTMP carryover from the previous year.

**Action: YPM (Dricky)**

## 5.0 Administrative issues

### 5.1 Meeting Scheduling

The AGM is scheduled for **November 29th** at 12:00 PM.

### 5.2 Nomination for Chair and Committee

The Chair raised **the importance of** committee members needing to remain neutral on issues, especially given the diverging perspectives on major projects.

### 5.3 Whakahoki Kōrero

Ben suggested exploring alternative meeting times, such as early mornings, to better accommodate committee members' schedules. Dricky (YPM) indicated flexibility with meeting times if that would help members, including Brendan, participate more effectively.

Dricky highlighted that YPM's services related to the subcommittee's needs could incur additional fees. The Chair agreed to notify the subcommittees to be mindful of costs and consolidate requests to minimize back-and-forth communication.

## 6.0 General Business

Linley raised the subcommittees' request for a breakdown of owner-occupiers versus landlords. Dricky noted potential privacy concerns but agreed to search for past records. Linley and The Chair speculated that this data might have been previously collected for insurance reasons, particularly for issues related to short-term rentals like Airbnb.

Saya voiced concerns about recent water ingress at Unit 34 following recent roof repairs, which were done under warranty. Linley shared similar issues with her unit, noticing bubbles in the paint, suggesting unresolved moisture problems despite recent wall repairs. Roof repair covered under warranty. No further action is needed.

Sale agents and potential buyers require an updated seismic report; cost estimated at \$50,000. An upcoming MBIE review may alter requirements for seismic assessments. No immediate action to commission a new report until after the MBIE review. Buyers interested in a seismic update should fund their own report.

There are conflicting views among agents and buyers regarding seismic assessments. Divergent property valuation estimates from \$5-8M (Colliers) to \$17-18M. Some owners are willing to wait for a solution; others want quicker resolution. The MBIE review findings anticipated by mid-2025 may provide clarity. Initial findings on earthquake-prone building assessment due by Q4 2024. Options and potential future states draft by Q1 2025. Final report and recommendations expected by Q2 2025. Monitor MBIE's review progress for any changes in seismic requirements. Communicate MBIE updates to the owners' group for planning.

The Chair will engage in discussion with Allison to review any outstanding invoices, in order to establish clarity regarding the remaining funds from the special levy.

There being no further business, the meeting closed at 1:10pm.



**FACILITIES MANAGEMENT REPORT  
FOR THE BODY CORPORATE COMMITTEE OF  
HUME HOUSE BC 83149  
23 October 2024 – 5 February 2025**

**INSURANCE:**

**Broker: Gallagher**

**Insurer: NZI 60% QBE 20% OMPL 15% ANDO 5%**

**Expires: 1 April 2025**

**23 October 2024 – 5 February 2025**

- Unit G – earthquake damage – the Owner reported in October 2024 that her bathroom tiles and a windowpane were damaged as a result of the 6 October 2024 earthquake. Unit G was the only Unit to report damage. An insurance claim was lodged and an Assessor appointed. The Assessor completed a site visit to assess the damage and determined it was not caused by the earthquake and the claim was withdrawn. Please note the excess for an earthquake claim is \$500.00 x 42 Units = \$21,000.00 incl GST payable by the Body Corporate. The Tenant was afraid the window would fall out so urgent temporary repairs were completed by Mike’s Glass and a permanent repair completed in November 2025.
- Unit 9 – Window Broken (#C1122775/FA301 0273308) – it was reported by the Property Manager on 12 November 2024 that a window had been broken with glass falling out of the frame and one window was cracked. The cause was unknown due to the Unit being unoccupied and the issue was found during a routine inspection by the Property Manager. Mike’s Glass completed repairs in November 2024. An insurance claim was lodged and accepted with settlement funds received.
- Unit 18 – Window Broken, Kitchen (#C1126413/FA 301 0274653) – the Owner reported on 28 November 2024 that a window had been broken with glass falling out of the frame. Mike’s Glass completed repairs in December 2024. An insurance claim was lodged and accepted with settlement funds received.
- Unit 2 – Window Broken (#FA301/0275450) – the Owner reported on 9 December 2024 that the window had been broken during very strong winds. Mike’s Glass were engaged and carried out repairs. An insurance claim was lodged and accepted. Awaiting settlement funds to be received.

**1 August 2024 – 22 October 2024**

- Flag Painted on Annex Roof (#C1092304) – it was reported in August 2024 that an unknown person(s) had painted a Palestine flag on the annex roof tiles. An insurance claim has been lodged, accepted and an Assessor appointed. Duncan & Taylor were engaged to paint over it and this work was completed in September 2024. The Body Corporate was offered to seal and paint the entire North wall while the scaffolding was up however due to the cost, the Body Corporate decided not to proceed with that option. There has been no evidence of access gained via the roof however the padlock codes have been changed as a precaution.
- Unit G – earthquake damage – this Owner reported in October 2024 that her bathroom tiles and a windowpane were damaged as a result of the 6 October 2024 earthquake. An insurance claim



was lodged and an Assessor has been appointed. The Assessor is due to complete a site visit to assess the damage and determine if the claim is accepted. Unit G was the only Unit to report damage. Please note the excess for an earthquake claim is \$500.00 x 42 Units = \$21,000.00 incl GST payable by the Body Corporate. The Tenant was afraid the window would fall out so urgent temporary repairs were completed by Mike's Glass with the windowpane to be replaced shortly.

**CLEANING, Common Area:**

**Freedom Cleaning**

**23 October 2024 – 5 February 2025**

- Freedom Cleaning completed the garage and rubbish bin clean during this reporting period.

**1 August 2024 – 22 October 2024**

- Nothing to report during this reporting period.

**ELECTRICITY**

**Genesis  
Mainline Electrical**

**23 October 2024 – 5 February 2025**

- Mainline Electrical completed various general light and emergency light replacements during this reporting period.

**1 August 2024 – 22 October 2024**

- Mainline Electrical completed various light replacements during this reporting period.

**FIRE COMPLIANCE**

**Equans NZ Limited  
Johnson Controls**

**23 October 2024 – 5 February 2025**

- Equans completed preventative maintenance during this reporting period.
- Fire Compliance Services completed the passive fire works during this reporting period.

**1 August 2024 – 22 October 2024**

- Equans completed preventative maintenance during this reporting period.
- Equans are due to replace the fire panel's triangle lock due to wear and tear.
- Fire Compliance Services completed the passive fire works during this reporting period.

**BUILDING WARRANT OF FITNESS (BWOFF)****Cove Compliance****Expires: 9 July 2025****23 October 2024 – 5 February 2025**

- Nothing to report during this reporting period.

**1 August 2024 – 22 October 2024**

- Trial Evacuations – Safety First carried out the trial evacuation on 9 September 2024. A very good evacuation with just some items to note and an email was sent to All Owners and Property Managers informing them of the findings and asking them to advise their Tenant(s) if applicable.

**RUBBISH COLLECTION:****Waste Management NZ Limited****23 October 2024 – 5 February 2025**

- It was reported in January 2025 that the bins had not been collected. Waste Management were contacted and the battery in the driver's garage remote needed to be changed with the rubbish collected the next day.

**1 August 2024 – 22 October 2024**

- Junk Trackers attended site to remove oversized items left in common areas during this reporting period, at additional cost to the Body Corporate. An email was sent to All Owners and Property Managers reminding them this behaviour is prohibited.

**LIFT MAINTENANCE:****Otis Elevator Company Limited****23 October 2024 – 5 February 2025**

- Scheduled lift maintenance was carried out by Otis during this reporting period.
- Lift #2 (right) – it was reported on 22 October 2024 that the lift was stuck on Level 6 and the lights were flickering. Otis attended site and fixed.
- Lifts #1 and #2 (both) – it was reported on 29 October 2024 that the lights in the lifts were flickering and one had blown. Otis attended site however as the parts for the lift lights were obsolete a full light replacement is required. In the interim temporary repairs were completed.
- Lift #1 (left) – it was reported on 15 November 2024 that the doors were closing with a loud bang. Otis attended site and made adjustments to the doors.
- Lift Button, Ground Floor – it was reported on 9 January 2025 that the lift button in the ground floor lobby was not working. Otis attended site and fixed.
- LED Light Replacements, Both Lifts – Otis replaced both lift lights with LEDs in November 2024.

**1 August 2024 – 22 October 2024**

- Scheduled lift maintenance was carried out by Otis during this reporting period.

<b>SECURITY ACCESS:</b>	<b>CSINZ</b>
<b>DOORS Mechanical/Electrical (Main Lobbies):</b>	<b>Elite Services</b>

**23 October 2024 – 5 February 2025**

- Security Access Provider - in December 2024, YPM was notified that Hume House’s current Security Access Supplier could no longer continue services due to illness. As a result, the Body Corporate must engage a new Supplier to ensure the ongoing maintenance and compliance of the access security system. Evotek, Waterford Security and Mainline Electrical were contacted to enquire of their interest to provide a proposal and costings. Waterford Security have provided their proposal which has been sent to the Chair for review. Awaiting the other two proposals and will forward these to the Chair for review in due course.

**1 August 2024 – 22 October 2024**

- Elite Services completed preventative maintenance during this reporting period.
- Lobby Door Safety Sensor, Meetings on the Terrace – during a recent preventative maintenance visit, Elite Services discovered the safety sensor on the lobby door at Meeting on the Terrace was faulty and needed to be replaced. Elite Services completed this in August 2024.

**GENERAL:**

**23 October 2024 – 5 February 2025**

Building/Window/Gutter/Moss Clean - Annual

Window Cleaning Contractors completed the Annual Building/Window/Gutter Clean on 29 October 2024.

CCTV – Additional Cameras, Level 1 Stairwell

In May 2024 the Chair requested quotes to install CCTV cameras in the lifts and in the Level 1 stairwell. Prosecure (the company that installed the new CCTV system) and Alpha NZ were approached to quote. Prosecure provided their quote which has been sent to the Chair for review. Alpha NZ advised that unless they had a positive chance of winning the business they would prefer not to quote for the Body Corporate. The Body Corporate discussed the option and decided not to proceed with any additional cameras.

Fibre Installation

Nothing to report during this reporting period.

Gardening

Professional Garden Services have been engaged to spray (or remove) the weeds outside the garage roller door.

General Maintenance

Arthur Dolan Maintenance completed general maintenance during this reporting period.



### Graffiti

Nothing to report during this reporting period.

### Mailbox Repairs

It has been reported that two mailbox doors were broken. Arthur Dolan Maintenance is due to complete repairs on 11 February 2025.

### Safety Anchor – Annual Inspection

Goleman completed the Annual Safety Anchor inspection in December 2024.

### Weathertight Project – Windows/Façade/Skylights (HH-WaFUP)

The HH-WaFUP Project Team to provide an update at the next BCMC meeting.

### Window Repairs

- Level 1 Door Leading to Carport, Window Chipped - during a routine building inspection it was discovered the window in the door leading from Level 1 to the carport was chipped. Mike's Glass completed repairs in December 2024. An insurance claim was not lodged as repair costs were below the excess.
- Unit 1 – Window Cracked, Kitchen – the Owner reported on 11 December 2024 that a window in the kitchen (found by her Property Manager during a routine inspection) was cracked. As the cause was unknown and the insurance company are not covering steel framed window cracks, an insurance claim was not lodged. Due to the Body Corporate previously deciding not to allocate funds to window repairs due to the Window Replacement Project, the quote received from Mike's Glass was forwarded to the Chair for review/approval. YPM is awaiting further instructions.
- Unit 18 - Window Broken – the Owner reported on 27 December 2024 that a window was cracked. As the cause was unknown and the insurance company are not covering steel framed window cracks, an insurance claim was not lodged. Due to the Body Corporate previously deciding not to allocate funds to window repairs due to the Window Replacement Project, the quote received from Mike's Glass was forwarded to the Chair for review/approval. YPM is awaiting further instructions.

### Surveys

Asbestos – completed 27 November 2018.

HSNZ – completed 23 September 2016.

Fire Evacuation Scheme – New Scheme approved by FENZ. Memos with new procedures have been given to all residents. Trial Evacuations are carried out by Safety First every 6 months.

**Louise Jago**

**Body Corporate Facilities Manager**

**Your Property Matters Limited**

**Service Providers:**

<b>Service Type</b>	<b>Provider</b>
BWOF	Cove Compliance
Building/Window/Gutter Clean	Window Cleaning Contractors
Cleaning	Freedom Cleaning
Doors – Access Control	CSINZ
Doors – Garage Roller	Elite Services/Upland Building Services
Doors – Pedestrian (entry/exit)	Elite Services
Electrician	Mainline Electrical
Fire – Alarm Monitoring	Johnson Controls
Fire - Alarm System Provider	Equans Services
Fire – Door Manufacturer	Pacific Door Systems Limited
Fire – Trial Evacuation	Safety First NZ Limited
Insurance Broker	Gallagher
Lifts	Otis
Locksmith	Master Locksmiths
Plumbing	Insink Plumbing
Power Company - Common Areas	Genesis Energy
Rubbish Collection	Waste Management NZ Limited
Safety Anchors	Goleman Group
Security	Simply Security
Tow Company	Kearneys Towing Limited/Dave Ward Towing
TV Reception	Aerial Master



**HUME HOUSE BODY CORPORATE No. 83149**

**FINANCIAL STATEMENTS AND COMMENTARY**

**FOR THE PERIOD 1 OCTOBER 2024 TO 31 DECEMBER 2024**

**CONTENTS**

Commentary

Statement of Financial Performance

Statement of Financial Position

Accounts Receivable Balance Summary

Accounts Payable Balance Summary

Variance Analysis

Transaction Detail by Account

Long Term Maintenance Plan

**HUME HOUSE BODY CORPORATE No. 83149**  
**FINANCIAL REPORT: 1 OCTOBER 2024 to 31 DECEMBER 2024**

**1. Financial Accounts**

The Body Corporate’s Statement of Financial Performance for the period 1 October 2024 to 31 December 2024 and Financial Position as at 31 December 2024 are attached. Also attached is a variance analysis against budget for the period.

These show a deficit from routine operations for the period of \$18,731 compared to a break even budget. Net Income was made up as follows:

	Net Ordinary Income	Net Other Income	Net Income
(Deficit)	(\$18,731)	-	<b>(\$18,731)</b>

As at 31 December 2024 total Long Term Maintenance Fund was \$278,692 and Windows & Facade Upgrade Fund was \$59,584. Total Equity as a Contingency Fund was negative \$31,069.

The Long Term Maintenance Fund was made up as follows:

	31 December 2024	30 September 2024
Opening balance	\$261,924	\$189,456
Add/(Less)		
LTM Expenditure for the Period	-	-
LTM Levy	\$15,750	\$63,000
Interest Net of Tax	\$931	\$9,162
Other	\$88	\$306
Rounding	(\$1)	-
Closing balance	<b>\$278,692</b>	<b>\$261,924</b>

The Windows & Façade Upgrade Fund was made up as follows:

	31 December 2024	30 September 2024
Opening Balance	\$59,584	\$229,863
Add/(Less)		
Windows & Façade Expenditure for the Period	-	(\$170,278)
Rounding	-	(\$1)
Closing balance	<b>\$59,584</b>	<b>\$59,584</b>

The Contingency Fund (Equity) was made up as follows:

	31 December 2024	30 September 2024
Opening balance	(\$12,338)	\$26,568
Net (Deficit)	(\$18,731)	(\$38,906)
Closing balance (Deficit)	<b>(\$31,069)</b>	<b>(\$12,338)</b>

**2. Accounts Receivable & Payable**

Listings of receivable and payable balances as at 31 December 2024 are attached.

*Regarding receivables:* As at 31 December the net receivable balance was \$29,860 in credit. This was made up of total credit balances of \$36,309 being levies paid in advance and total debit balances of \$6,449 being levies and on charges in arrears.

*Regarding payables:* As at 31 December the payable balance was \$24,113. These were manageable within normal commercial payment terms.

### **3. Cash Position**

As at 31 December 2024 the Body Corporate had \$305,625 cash on hand of which \$275,754 was held in interest earning accounts.

### **4. Variance Analysis**

A variance analysis against budget for the period 1 October 2024 to 31 December 2024 is attached. The budget approved at the 2024 AGM is effective from 1 January 2025. Routine expenditure was 21% or \$18,731 over budget. Variances of note were:

- Building Wash/Window Clean (+\$5,070). Timing of periodically building wash creates variance.
- Insurance (+\$4,587). Increase accounted for in budget from 1 Jan 25.
- Total Repairs & Maintenance (+\$2,710).
- Water rates (+\$3,292). WCC water charge has increased 22% per cubic meter in October 2024.

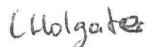
A transaction detail by account report is attached. This shows details of all expenditure incurred by the Body Corporate over the reporting period.

### **5. Long Term Maintenance Plan**

The Long Term Maintenance Plan is attached. The current and proposed annual contributions to the LTM Fund meet the requirement of the LTM Plan.

### **6. Conclusion**

The Body Corporate's net result was a deficit for the period. The cash position was healthy but the equity position was negative.



Callan Holgate  
Body Corporate Accountant  
Your Property Matters Ltd

30 January 2025

10:01 AM  
30/01/25  
Accrual Basis

**Hume House Body Corporate No. 83149**  
**Statement of Financial Performance**  
October through December 2024

	Oct - Dec 24	Oct - Dec 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Body Corporate Levies	88,341	80,925
<b>Total Income</b>	88,341	80,925
<b>Expense</b>		
BC - Facilities Management	5,601	5,349
BC - Management	8,611	6,622
Building Compliance/WOF	837	1,704
Building Wash/Window Clean	7,320	9,453
Common Area Cleaning	2,750	2,750
Common Area Electricity	1,462	2,569
<b>Fire Systems</b>		
Contracts	800	1,832
Repairs & Maintenance	797	199
<b>Total Fire Systems</b>	1,597	2,031
Health & Safety	1,052	845
Honorarium	1,000	500
Insurance	51,140	37,243
Lift Maintenance Contract	4,364	5,550
Lift Telephone	220	208
Professional Services	0	1,044
<b>Repairs &amp; Maintenance</b>		
R&M Graffiti	0	24
R&M Lighting	1,728	1,014
R&M Other	7,444	5,143
<b>Total Repairs &amp; Maintenance</b>	9,173	6,182
Rubbish Collection	3,651	3,939
Security	1,253	0
Water Rates	7,042	9,919
<b>Total Expense</b>	107,072	95,909
<b>Net Ordinary Income</b>	-18,731	-14,984
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Long Term Maintenance		
LTM Levy	15,750	15,750
Bank Interest	1,258	3,739
Late Payment Penalties	88	132
<b>Total Long Term Maintenance</b>	17,096	19,621
Transfer from/(to) LTM Fund	-16,769	-19,587
Trnsf from/(to) Window & Facade	0	29,707
<b>Total Other Income</b>	327	29,741
<b>Other Expense</b>		
Window & Facade Upgrade Expense		
Cladding - Consultants	0	24,872
Cladding - Contractors	0	17,615
<b>Total Window &amp; Facade Upgrade Expense</b>	0	42,487
Income Tax Expense	327	34
<b>Total Other Expense</b>	327	42,521
<b>Net Other Income</b>	0	-12,779
<b>Net Income</b>	-18,731	-27,763

2:30 PM  
03/02/25  
Accrual Basis

**Hume House Body Corporate No. 83149**  
**Statement of Financial Position**  
As of December 31, 2024

	Dec 31, 24	Dec 31, 23
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Chequing/Savings</b>		
Westpac Current Account (00)	29,871	46,313
Westpac Online Bonus Saver (26)	134,511	328,073
Westpac Savings Account (17)	141,243	52,943
<b>Total Chequing/Savings</b>	305,625	427,329
<b>Accounts Receivable</b>		
Accounts Receivable	-29,860	-20,556
<b>Total Accounts Receivable</b>	-29,860	-20,556
<b>Other Current Assets</b>		
<b>Accounts Rec Other</b>		
Disclosure Statement	0	690
<b>Total Accounts Rec Other</b>	0	690
Prepaid Expenses	6,559	3,374
Prepaid Insurance	51,140	37,243
Taxation Refund Receivable	14	1,232
<b>Total Other Current Assets</b>	57,712	42,540
<b>Total Current Assets</b>	333,477	449,312
<b>TOTAL ASSETS</b>	<b>333,477</b>	<b>449,312</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	24,113	31,446
<b>Total Accounts Payable</b>	24,113	31,446
<b>Other Current Liabilities</b>		
<b>Accounts Payable Other</b>		
General	657	6,863
Honarium	1,500	3,000
<b>Total Accounts Payable Other</b>	2,157	9,863
<b>Total Other Current Liabilities</b>	2,157	9,863
<b>Total Current Liabilities</b>	26,270	41,309
<b>Long Term Liabilities</b>		
Windows & Facade Upgrade Fund	59,584	200,155
Long Term Maintenance Fund	278,692	209,043
<b>Total Long Term Liabilities</b>	338,277	409,198
<b>TOTAL LIABILITIES</b>	<b>364,546</b>	<b>450,507</b>
<b>NET ASSETS</b>	<b>-31,069</b>	<b>-1,195</b>
<b>EQUITY</b>		
Opening Balance	-12,338	26,568
Net Income	-18,731	-27,763
<b>TOTAL EQUITY</b>	<b>-31,069</b>	<b>-1,195</b>

9:53 AM

30/01/25

**Hume House Body Corporate No. 83149**  
**Accounts Receivable Balance Summary**  
Please note a (-) sign denotes levies paid in advance

	<u>Dec 31, 24</u>
84 (C) Goran Savic	3,044.73
30 Nicola Jane Earnshaw	2,786.92
08 Deong Bo Ding	500.35
18 C Cresswell	114.00
31 B & M Pearson Family Trust	2.79
83 (D) EM Cautley & AM Charlesgreen	-0.01
16 Ashlin Romika Chand	-0.50
38/GR1 Manga Family Trust	-18.00
19 ROMA JAD Limited	-61.10
80 (G) KG Trust	-1,006.53
02 J Colenso & R Kim	-1,621.74
09 152 The Terrace Limited	-1,706.03
07 Malcom Hodge & Moana Meyer	-2,067.44
06 L Caudwell	-2,608.52
28 Suzanne Gabrielle Goodhue	-2,617.95
12 Hestia Family Trust	-2,706.37
85 (B) R & J McMillen (Email only)	-4,005.06
14 Will & Hyper Ltd	-4,672.57
22 Mark Hashimoto (Email only)	-13,217.00
<b>TOTAL</b>	<b><u>-29,860.03</u></b>

9:53 AM

30/01/25

**Hume House Body Corporate No. 83149**  
**Accounts Payable Balance Summary**  
As of December 31, 2024

	<u>Dec 31, 24</u>
CoveKinloch Compliance	928.40
Elite Services 2008 Ltd	184.00
Freedom Cleaning Ltd	916.55
Genesis Energy	384.59
Mainline Electrical (WN) Ltd	455.09
Mike's Glass Ltd	4,511.68
Otis Elevator Company Ltd	4,472.26
Waste Management NZ Ltd	1,180.27
Waterford Security Ltd	1,538.41
WCC - Water Rates	8,975.81
Your Property Matters Ltd	565.80
<b>TOTAL</b>	<b><u>24,112.86</u></b>

## Variance Analysis

October through December 2024

	Oct - Dec 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Body Corporate Levies	88,341	88,341	0	100%
<b>Total Income</b>	88,341	88,341	0	100%
<b>Expense</b>				
Bank Fees	0	13	-13	0%
BC - Facilities Management	5,601	5,600	1	100%
BC - Management	8,611	6,675	1,936	129%
Building Compliance/WOF	837	1,070	-233	78%
Building Wash/Window Clean	7,320	2,250	5,070	325%
Common Area Cleaning	2,750	3,000	-250	92%
Common Area Electricity	1,462	1,850	-388	79%
<b>Fire Systems</b>				
Contracts	800	1,250	-450	64%
Repairs & Maintenance	797	1,375	-578	58%
<b>Total Fire Systems</b>	1,597	2,625	-1,028	61%
Health & Safety	1,052	225	827	468%
Honorarium	1,000	500	500	200%
Insurance	51,140	46,553	4,587	110%
Lift Maintenance Contract	4,364	3,250	1,114	134%
Lift Telephone	220	206	14	107%
Professional Services	0	750	-750	0%
<b>Repairs &amp; Maintenance</b>				
R&M Graffiti	0	150	-150	0%
R&M Lighting	1,728	688	1,041	251%
R&M Other	7,444	5,000	2,444	149%
R&M Roof Repairs	0	625	-625	0%
<b>Total Repairs &amp; Maintenance</b>	9,173	6,463	2,710	142%
Rubbish Collection	3,651	3,438	213	106%
Security	1,253	125	1,128	1,003%
Water Rates	7,042	3,750	3,292	188%
<b>Total Expense</b>	107,072	88,341	18,731	121%
<b>Net Ordinary Income</b>	-18,731	0	-18,731	100%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Long Term Maintenance</b>				
LTM Levy	15,750	15,750	0	100%
Bank Interest	1,258	1,258	0	100%
Late Payment Penalties	88	88	0	100%
<b>Total Long Term Maintenance</b>	17,096	17,096	0	100%
Transfer from/(to) LTM Fund	-16,769	-16,769	0	100%
<b>Total Other Income</b>	327	327	0	100%
<b>Other Expense</b>				
Income Tax Expense	327	327	0	100%
<b>Total Other Expense</b>	327	327	0	100%
<b>Net Other Income</b>	0	0	0	0%
<b>Net Income</b>	<b>-18,731</b>	<b>0</b>	<b>-18,731</b>	<b>100%</b>

**Hume House Body Corporate No. 83149**  
**Transaction Detail by Account**  
 October through December 2024

2:32 PM  
 03/02/25  
 Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
<b>BC - Facilities Management</b>						
Bill	1/10/2024	38738	Your Property Matters Ltd	5,600.80	5,600.80	01/10/24 - 31/12/24 BC Quarterly Facilities Management Fee
Total BC - Facilities Management				5,600.80	5,600.80	
<b>BC - Management</b>						
Bill	1/10/2024	38738	Your Property Matters Ltd	6,410.33	6,410.33	01/10/24 - 31/12/24 BC Quarterly Management Fee
Bill	31/10/2024	39011	Your Property Matters Ltd	1,104.00	7,514.33	Oct 24 Bldg gen, e fibre installation, G - earthquake damage, weathertight project
Bill	30/11/2024	39237	Your Property Matters Ltd	531.30	8,045.63	Nov 24 Debt collection, behaviour issues, weathertight project
Bill	31/12/2024	39461	Your Property Matters Ltd	565.80	8,611.43	Dec 24 Behaviour issues, 22 - parcel stolen, weathertight project
Total BC - Management				8,611.43	8,611.43	
<b>Building Compliance/WOF</b>						
General Journal	1/10/2024	605R		836.63	836.63	Reverse of GJE 605 -- Sep 24 Prepaid 01/10/24 - 31/12/24
Bill	3/12/2024	INV-32932	CoveKinloch Compliance	928.40	1,765.03	01/01/25 - 31/03/25 Building Compliance Services
General Journal	31/12/2024	616		-928.40	836.63	Dec 24 Prepaid 01/01/25 - 31/03/25
Total Building Compliance/WOF				836.63	836.63	
<b>Building Wash/Window Clean</b>						
Bill	31/10/2024	INV-73426	Window Cleaning Contractors	7,319.75	7,319.75	Window cleaning, building wash, gutter cleaning & roof treatment
Total Building Wash/Window Clean				7,319.75	7,319.75	
<b>Common Area Cleaning</b>						
Bill	26/10/2024	INV-0502	Freedom Cleaning Ltd	916.55	916.55	Oct 24 Common area cleaning
Bill	26/11/2024	INV-0506	Freedom Cleaning Ltd	916.55	1,833.10	Nov 24 Common area cleaning
Bill	26/12/2024	INV-0512	Freedom Cleaning Ltd	916.55	2,749.65	Dec 24 Common area cleaning
Total Common Area Cleaning				2,749.65	2,749.65	
<b>Common Area Electricity</b>						
General Journal	1/10/2024	606R		-218.80	-218.80	Reverse of GJE 606 -- Sep 24 Acc 21/09/24-30/09/24
Bill	23/10/2024	343257833	Genesis Energy	749.76	530.96	21/09/24 - 22/10/24 Estimated reading
Bill	25/11/2024	343875798	Genesis Energy	390.24	921.20	23/10/24 - 21/11/24 Estimated reading
Bill	20/12/2024	344411541	Genesis Energy	384.59	1,305.79	22/11/24 - 19/12/24 Estimated reading
General Journal	31/12/2024	617		156.68	1,462.47	Dec 24 Acc 20/12/24-31/12/24
Total Common Area Electricity				1,462.47	1,462.47	
<b>Disclosure Statement</b>						
General Journal	1/10/2024	607R		690.00	690.00	Reverse of GJE 607 -- Sep 24 Acc
Credit	23/10/2024	38908	Your Property Matters Ltd	-690.00	0.00	For Provision of Pre Contract Disclosure Statement re Unit 9 (Double invoicing)
Total Disclosure Statement				0.00	0.00	
<b>Fire Systems Contracts</b>						
Bill	1/10/2024	50892169	Johnson Controls Australia ...	323.85	323.85	1/10/24 - 31/12/24 Primary Fire System Monitoring
General Journal	1/10/2024	608R		158.56	482.41	Reverse of GJE 608 -- Sep 24 Prepaid 01/10/24-31/10/24
Bill	19/11/2024	572485	Engie Services t/a EQUANS	475.67	958.08	01/11/24 - 31/01/25 Preventative maintenance
General Journal	31/12/2024	618		-158.56	799.52	Dec 24 Prepaid 01/01/25-31/01/25
Total Contracts				799.52	799.52	

**Hume House Body Corporate No. 83149  
Transaction Detail by Account**

October through December 2024

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03/02/25  
Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
<b>Repairs &amp; Maintenance</b>						
Bill	27/10/2024	569492	Engie Services t/a EQUJANS	368.00	368.00	11/09/24 Replace Triangle lock on Fire panel INV DATED 27/09/24
Bill	12/11/2024	561660	Engie Services t/a EQUJANS	429.39	797.39	18/05/24 Defect due to a battery failure. Replaced with temp battery INV DATED 05/06/24
<b>Total Repairs &amp; Maintenance</b>				<b>797.39</b>	<b>797.39</b>	
<b>Total Fire Systems</b>				<b>1,596.91</b>	<b>1,596.91</b>	
<b>Health &amp; Safety</b>						
Bill	18/10/2024	568458	Engie Services t/a EQUJANS	207.00	207.00	20/09/24 Trial Evacuation INV DATED 18/09/24
Bill	7/12/2024	39141	Your Property Matters Ltd	115.00	322.00	Annual Control Point
Bill	10/12/2024	3400	Goleman Wellington Ltd	730.25	1,052.25	Height Safety/Inspection of Anchor
<b>Total Health &amp; Safety</b>				<b>1,052.25</b>	<b>1,052.25</b>	
<b>Honorarium</b>						
General Journal	1/10/2024	609R		-4,000.00	-4,000.00	Reverse of GJE 609 -- Sep 24 Acc
Bill	24/12/2024		Inland Revenue	1,320.00	-2,680.00	01/01/23 - 31/12/24 RWT Honorarium
Bill	24/12/2024		Saya Hashimoto	1,072.00	-1,608.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Linley Caudwell	536.00	-1,072.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Brendan Ralph	536.00	-536.00	01/01/23 - 31/12/24 Honorarium
Bill	24/12/2024		Ben Pearson Unit 33	536.00	0.00	01/01/23 - 31/12/24 Honorarium
General Journal	31/12/2024	619		1,000.00	1,000.00	Dec 24 Acc
<b>Total Honorarium</b>				<b>1,000.00</b>	<b>1,000.00</b>	
<b>Insurance</b>						
General Journal	1/10/2024	610R		102,279.37	102,279.37	Reverse of GJE 610 -- Sep 24 Prepaid 01/10/24 -01/04/25
General Journal	31/12/2024	620		-51,139.69	51,139.68	Dec 24 Prepaid 01/01/25 -01/04/25
<b>Total Insurance</b>				<b>51,139.68</b>	<b>51,139.68</b>	
<b>Lift Maintenance Contract</b>						
General Journal	1/10/2024	611R		2,828.95	2,828.95	Reverse of GJE 611 -- Sep 24 Prepaid 01/10/24-31/12/24
Bill	5/12/2024	589756	Otis Elevator Company Ltd	1,535.02	4,363.97	Replace old failed Car lighting with LED
Bill	6/12/2024	2023993	Otis Elevator Company Ltd	2,937.24	7,301.21	01/01/25 - 31/03/25 Lift maintenance
General Journal	31/12/2024	621		-2,937.24	4,363.97	Dec 24 Prepaid 01/01/25-31/03/25
<b>Total Lift Maintenance Contract</b>				<b>4,363.97</b>	<b>4,363.97</b>	
<b>Lift Telephone</b>						
Bill	6/10/2024	429198348	Spark NZ Trading	73.37	73.37	01/10/24 - 31/10/24 ph 04 73 5810
Bill	6/11/2024	429198348	Spark NZ Trading	73.37	146.74	01/11/24 - 30/11/24 ph 04 73 5810
Bill	6/12/2024	429198348	Spark NZ Trading	73.37	220.11	01/12/24 - 31/12/24 ph 04 73 5810
<b>Total Lift Telephone</b>				<b>220.11</b>	<b>220.11</b>	
<b>Repairs &amp; Maintenance R&amp;M Lighting</b>						
Bill	9/10/2024	140668.1	Mainline Electrical (WN) Ltd	369.43	369.43	01/10/24 Checked light on Lev 1 & 5 stairwell. Replaced faulty lights with maxi downlights
Bill	14/11/2024	140858.1	Mainline Electrical Ltd	683.73	1,053.16	13/11/24 - 14/11/24 Lights on Level 1 & Sensor on Level 6
Bill	6/12/2024	140937.1	Mainline Electrical (WN) Ltd	219.97	1,273.13	06/12/24 Light out on Level 2 outside Apt 1. Replace faulty light fitting
Bill	20/12/2024	140965.1	Mainline Electrical (WN) Ltd	455.09	1,728.22	19/12/24 Lev 4 Emergency light not working. Replaced light fitting in the stairwell
General Journal	31/12/2024	613		0.01	1,728.23	Small balance write off
<b>Total R&amp;M Lighting</b>				<b>1,728.23</b>	<b>1,728.23</b>	

Hume House Body Corporate No. 83149  
Transaction Detail by Account

October through December 2024

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03/02/25  
Accrual Basis

Type	Date	Num	Name	Amount	Balance	Description
<b>R&amp;M Other</b>						
Bill	21/10/2024	#713532	Arthur Dolan Maintenance	103.50	103.50	Ground floor - Glue loose carpet tile
Bill	25/10/2024	74621	Mike's Glass Ltd	2,104.50	2,208.00	Reglaze pane in clear laminate glass with assistance from absellers
Bill	31/10/2024	478297	Elite Services 2008 Ltd	470.35	2,678.35	Sep 24 Auto doors roller door
Bill	18/11/2024	74840	Mike's Glass Ltd	362.25	3,040.60	Reglaze pane in clear glass
Bill	14/11/2024	74874	Mike's Glass Ltd	1,297.20	4,337.80	Reglaze pane in clear glass with absellers
Tax Invoice	21/11/2024	5294	INSURANCE PMNTS REC...	-178.32	4,159.48	27/11/2024DIRECT CREDITIAG NEW ZEALANDC1122775NZI Ins0220271305\$1...
Tax Invoice	25/11/2024	5291	09 152 The Terrace Limited	-362.25	3,797.23	Onchange for repairs to reglaze pane. Mike Glass invoice 74840 14/11/24
Tax Invoice	29/11/2024	5295	INSURANCE PMNTS REC...	-59.44	3,737.79	29/11/2024 DIRECT CREDIT OBE INSURANCE QBE 20% Fa 3 FC000454671 \$59.44
Tax Invoice	29/11/2024	5296	INSURANCE PMNTS REC...	-44.58	3,693.21	29/11/2024 DIRECT CREDIT OFFSHORE MARKET PLAC Offshore Mar Claim Paymen \$44.58
Tax Invoice	4/12/2024	5341	INSURANCE PMNTS REC...	-14.86	3,678.35	04/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0002COM-C0276076\$1...
Bill	6/12/2024	#713569	Arthur Dolan Maintenance	103.50	3,781.85	Level 1 - Glue loose carpet tile
Tax Invoice	9/12/2024	5342	INSURANCE PMNTS REC...	-509.52	3,272.33	09/12/2024DIRECT CREDITIAG NEW ZEALANDC1126413NZI Ins0220287920\$5...
Tax Invoice	11/12/2024	5343	INSURANCE PMNTS REC...	-169.84	3,102.49	11/12/2024DIRECT CREDITOBE INSURANCE152 The TerrFC00045873\$169.84
Tax Invoice	13/12/2024	5344	INSURANCE PMNTS REC...	-127.38	2,975.11	13/12/2024DIRECT CREDITOFFSHORE MARKET PLACOffshore MarClaim Paymen...
Tax Invoice	13/12/2024	5345	INSURANCE PMNTS REC...	-42.46	2,932.65	13/12/2024DIRECT CREDITHollardAndo ClaimsPayment-0011COM-C027527\$4...
Bill	16/12/2024	75196	Mike's Glass Ltd	1,849.20	4,781.85	Reglaze pane in kitchen in clear glass with assistance of absellers U18
Bill	16/12/2024	75197	Mike's Glass Ltd	813.28	5,595.13	Reglaze pane in clear glass with absellers
Bill	20/12/2024	75284	Mike s Glass Ltd	1,849.20	7,444.33	Reglaze pane in clear glass with absellers
				7,444.33	7,444.33	
				9,172.56	9,172.56	
<b>Total Repairs &amp; Maintenance</b>						
<b>Rubbish Collection</b>						
Bill	31/10/2024	IAC9021062	Waste Management NZ Ltd	1,180.27	1,180.27	Oct 24 Rubbish removal
Bill	25/11/2024	#24067	Junk Trackers	110.00	1,290.27	Removed single bed base
Bill	30/11/2024	IAC9178726	Waste Management NZ Ltd	1,180.27	2,470.54	Nov 24 Rubbish removal
Bill	31/12/2024	IAC9356225	Waste Management NZ Ltd	1,180.27	3,650.81	Dec 24 Rubbish removal
				3,650.81	3,650.81	
<b>Total Rubbish Collection</b>						
<b>Security</b>						
Tax Invoice	20/11/2024	5292	Tommys Property	-114.00	-114.00	13/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 Fob pUnit 9 Fob\$1...
Tax Invoice	20/11/2024	5293	Tommys Property	-57.00	-171.00	20/11/2024DIRECT CREDITTOMMY'S PROPERTY MANUnit 9 FobUnit 9 Fob\$5...
Tax Invoice	6/12/2024	5297	18 C Cresswell	-114.00	-285.00	Unit 18: Oncharge to supply 2 x fobs: 30096, 30100 \$114 incl GST
Bill	11/12/2024	00147910	Waterford Security Ltd	1,538.41	1,253.41	10/12/24 Carry out a installer code reset
				1,253.41	1,253.41	
<b>Total Security</b>						
<b>Water Rates</b>						
General Journal	1/10/2024	612R	WCC - Water Rates	-3,351.15	-3,351.15	Reverse of GJE 612 -- Sep 24 Acc 06/08/24-30/09/24
Bill	31/10/2024	1184602	WCC - Water Rates	916.91	-2,434.24	05/08/24 - 04/10/24 Water rates
Bill	31/12/2024	1184602	WCC - Water Rates	8,975.81	6,541.57	04/10/24 - 04/12/24 Water rates
General Journal	31/12/2024	622	WCC - Water Rates	500.00	7,041.57	Dec 24 Acc 05/12/24-31/12/24
				7,041.57	7,041.57	
<b>Total Water Rates</b>						
<b>Income Tax Expense</b>						
General Journal	1/10/2024	602R	Reverse of GJE 602 -- Sep 24 Period end tax acc	-1,189.13	-1,189.13	Reverse of GJE 602 -- Sep 24 Period end tax acc
General Journal	31/12/2024	614	Dec 24 Period end tax acc	1,516.26	327.13	Dec 24 Period end tax acc
				327.13	327.13	
<b>Total Income Tax Expense</b>						
				107,399.13	107,399.13	
<b>TOTAL</b>						

Years ending September	Life yrs	Age yrs	Rem yrs	Estimated Current Cost	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031
<b>Building Exterior 1982</b>	1964	1998												
1 Aluminium Joinery - HH	40	17	23	63,000										
2 Aluminium Joinery - Annex	40	33	7	98,000										
3 Garage Door - Mechanism	25	20	5	1,500										
4 Internal Gutters - Downpipes Annex	35	33	2	2,890		23,600								
5 Membrane - Annex to Windows	35	33	2	2,300										
6 Roof - Membrane (HH)	25	0	25	21,000	60,000									
7 Roof - Metal (Annex)	35	33	2	22,400				172,500						
8 Roof - FC Shingles (Annex)	35	33	2	14,080										
9 Roof - Glazed Canopies	35	33	2	30,000										
10 Safety Anchors	1	1	1	750						1,200				
11 Skylights	30	17	13	18,000										
12 Steel Windows - Maintenance	90	51	39	396,900										
13 Walls Painting - HH	10	3	7	106,245										
14 Walls Painting - Annex	10	3	7	9,600										
15 Terraces - Tiles on Membrane	30	17	13	5,600										
16 Garage Door - Mechanism	25	20	5	1,500										
<b>Building interior</b>														
17 Ceilings, Walls - General	10	10	0	35,000			4,600	4,600		57,500				
18 Ceilings, Walls - Carpark	30	17	13	5,061										
19 Floor Coverings - Carpet	12	-	0	52,352										
20 Stairs - incl Nosings	12	-	0	12,185										
21 Floor - Tiles (entry int/ext)	30	1	29	6,000		300								
22 Floor Coverings - Timber	30	17	13	3,750										
23 Floor Coverings - Vinyl	50	51	-1	9,555										
24 Doors/Windows	50	17	33	99,000			2,300	300		3,500				
25 Stair Balustrades Metal	20	20	0	840										
26 Letter Boxes	20	1	19	4,500				1,200						
<b>External works</b>														
27 Carpark Markings	30	25	5	987										
28 Fencing	30	10	20	2,800										
<b>Services</b>														
29 Lighting - Common Areas	20	17	3	15,095			300							
30 Passenger Lifts (1964)	-			120,000										
31 HVAC / Mechanical		51	10											
32 Plumbing / Drainage	20	17	3	30,000										
33 Fire Alarm Panel	15	17	0	2,500										
34 Access Control/Intercom	20	0	20	21,164										
35 Security Cameras	10	0	10	8,500										
36 Entry Auto-doors Mechanisms	20	16	4	8,000										
37 Ventilation/Extract	30	17	13	30,000										
38 Seismic Upgrade - Stairs Strengthening														
All values exclude GST					0	60,000	36,900	6,100	0	173,700	61,000	0	0	0
Plus GST			15%		0	9,000	5,535	915	0	26,055	9,150	0	0	0
All values include GST					0	69,000	42,435	7,015	0	199,755	70,150	0	0	0
<b>LTMP - Opening Balance</b>														
LTMP Annual Contribution														
SS Special Levy														
Transfer to SSP														
LTMP Expenditure														
<b>LTMP - Closing Balance</b>														
					261,924	317,909	380,909	244,154	237,004	300,004	300,004	300,004	363,004	363,004
					63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
					-	-	-	-	-	-	-	-	-	-
					7,015	0	199,755	70,150	0	0	0	0	0	0
					317,909	380,909	244,154	237,004	300,004	300,004	300,004	363,004	363,004	426,004

Note that when expenditure will occur outside the 10 year programme the current cost is allocated across the remaining life of each element.