

Approved Budget to apply from 01/10/2025

Body Corporate Number 559725

Maltworks Terraces, Stead and Wheatsheaf Lanes,
Heathcote Valley, Christchurch 8022

		Operating Account		
		Approved budget	Actual 01/10/2024-30/09/2025	Previous budget
Revenue				
142000	Insurance Claims Received	0.00	5,187.01	0.00
142500	Interest on Arrears of Levies	0.00	121.52	0.00
143000	Levies Invoiced Normal	89,000.00	89,000.00	89,000.00
<i>Total revenue</i>		89,000.00	94,308.53	89,000.00
Less expenses				
157400	Admin--Transfer to Sinking Fund	10,000.00	0.00	0.00
190800	Common Property Electricity	1,300.00	996.68	1,000.00
179000	Grounds Maintenance Lawns & Gardening Contractor/s	5,800.00	5,571.75	4,060.00
179001	Grounds Maintenance Sumps	0.00	1,420.25	1,470.00
162600	Insurance Claims	0.00	5,187.01	0.00
159100	Insurance Premium	46,729.20	44,504.43	50,851.00
159200	Insurance Valuation Fees	0.00	2,180.00	2,180.00
167200	R&M Building/s General Repairs	2,000.00	0.00	2,200.00
165801	R&M Building/s Building Warrant of Fitness Costs	200.00	172.50	350.00
176400	R&M Building/s Wash	6,300.00	6,037.50	6,240.00
176800	R&M Contingencies	750.00	0.00	750.00
154000	Secretarial Fee - Normal Work	15,941.07	15,941.04	15,941.07
<i>Total expenses</i>		89,020.27	82,011.16	85,042.07
Surplus/Deficit		(20.27)	12,297.37	3,957.93
Opening balance		30,787.27	18,489.90	18,489.90
Closing balance		\$30,767.00	\$30,787.27	\$22,447.83
Total units of entitlement		100000		100000
Levy contribution per unit entitlement		\$0.89		\$0.89

Long Term Maintenance Fund**Approved
budget**

01/10/2024-30/09/2025

Actual**Previous
budget****Revenue**

242500	Interest on Arrears of Normal Levies	0.00	56.04	0.00
242600	Interest on Term Deposits LTMF	2,000.00	2,301.85	0.00
243000	Levies Invoiced Normal LTMF	41,000.00	40,999.94	41,000.00
249000	Transfer from Operating Account	10,000.00	0.00	0.00
<i>Total revenue</i>		53,000.00	43,357.83	41,000.00

Less expenses

251600	Consultants Fees LTMF	200.00	1,315.46	2,587.00
279001	Grounds Maintenance Sumps/Drains	6,500.00	0.00	5,000.00
273800	R&M Building/s Signs & Notice Boards	250.00	0.00	250.00
<i>Total expenses</i>		6,950.00	1,315.46	7,837.00

Surplus/Deficit

		46,050.00	42,042.37	33,163.00
Opening balance		124,728.03	82,685.66	82,685.66

Closing balance

		\$170,778.03	\$124,728.03	\$115,848.66
Total units of entitlement		100000		100000
Levy contribution per unit entitlement		\$0.41		\$0.41

Statement of Financial Position - Group

As at 30/09/2025

Body Corporate Number 559725

Maltworks Terraces, Stead and Wheatshaf Lanes,
Heathcote Valley, Christchurch 8022

	Current period	Previous year
Owners' funds		
Operating Account		
Operating Account Balance/(Deficit) Start of Year	18,489.90	5,520.47
Operating Account Surplus/(Deficit) for the Year	12,297.37	12,969.43
	<u>30,787.27</u>	<u>18,489.90</u>
Long Term Maintenance Fund		
LTM Fund Balance/(Deficit) at Start of Year	82,685.66	40,905.43
LTM Fund Surplus/(Deficit) for the Year	42,042.37	41,780.23
	<u>124,728.03</u>	<u>82,685.66</u>
Net owners' funds	<u>\$155,515.30</u>	<u>\$101,175.56</u>
Represented by:		
Assets		
Operating Account		
Cash at Bank - Admin	31,538.36	19,157.21
	<u>31,538.36</u>	<u>19,157.21</u>
Long Term Maintenance Fund		
Cash at Bank - LTMF	46,206.06	6,465.54
Term Deposits LTMF	78,521.97	76,220.12
	<u>124,728.03</u>	<u>82,685.66</u>
Unallocated Money		
Cash at Bank--Unallocated	0.00	47.08
	<u>0.00</u>	<u>47.08</u>
Total assets	<u>156,266.39</u>	<u>101,889.95</u>
Less liabilities		
Operating Account		
Sundry Creditors	751.09	667.31
	<u>751.09</u>	<u>667.31</u>
Long Term Maintenance Fund		
	<u>0.00</u>	<u>0.00</u>
Unallocated Money		
Prepaid Levies--Unallocated	0.00	47.08
	<u>0.00</u>	<u>47.08</u>
Total liabilities	<u>751.09</u>	<u>714.39</u>
Net assets	<u>\$155,515.30</u>	<u>\$101,175.56</u>

Body Corporate Number 559725

Maltworks Terraces, Stead and Wheatsheaf Lanes,
Heathcote Valley, Christchurch 8022

Levy Schedule for the 12 months ending 31 March 2027

Levy instalments accepted at the Annual General Meeting:

2nd Instalment 2025/2026 (period 01.04.26 to 30.09.26) last day for payment 30.04.2026

Lot	Unit	Utility Interests	Operating Account	LTM Fund	Total
PU1	3 Stead Lane	2,725.00	\$1,199.00	\$558.63	\$1,757.63
PU2	1 Stead Lane	2,740.00	\$1,205.60	\$561.70	\$1,767.30
PU3	7 Stead Lane	2,725.00	\$1,199.00	\$558.63	\$1,757.63
PU4	9 Stead Lane	2,740.00	\$1,205.60	\$561.70	\$1,767.30
PU5	13 Stead Lane	2,725.00	\$1,199.00	\$558.63	\$1,757.63
PU6	11 Stead Lane	2,740.00	\$1,205.60	\$561.70	\$1,767.30
PU7	23 Stead Lane	2,725.00	\$1,199.00	\$558.63	\$1,757.63
PU8	25 Stead Lane	2,740.00	\$1,205.60	\$561.70	\$1,767.30
PU9	5 Stead Lane	3,245.00	\$1,427.80	\$665.23	\$2,093.03
PU10	17 Stead Lane	3,200.00	\$1,408.00	\$656.00	\$2,064.00
PU11	15 Stead Lane	3,190.00	\$1,403.60	\$653.95	\$2,057.55
PU12	19 Stead Lane	3,200.00	\$1,408.00	\$656.00	\$2,064.00
PU13	21 Stead Lane	3,190.00	\$1,403.60	\$653.95	\$2,057.55
PU14	19 Wheatsheaf Lane	3,190.00	\$1,403.60	\$653.95	\$2,057.55
PU15	17 Wheatsheaf Lane	3,200.00	\$1,408.00	\$656.00	\$2,064.00
PU16	15 Wheatsheaf Lane	3,200.00	\$1,408.00	\$656.00	\$2,064.00
PU17	13 Wheatsheaf Lane	3,200.00	\$1,408.00	\$656.00	\$2,064.00
PU18	11 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU19	9 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU20	22 Wheatsheaf Lane	3,245.00	\$1,427.80	\$665.23	\$2,093.03
PU21	20 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU22	18 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU23	16 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU24	14 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU25	12 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU26	10 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU27	8 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU28	6 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU29	4 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU30	2 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU31	7 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU32	5 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU33	3 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
PU34	1 Wheatsheaf Lane	2,880.00	\$1,267.20	\$590.40	\$1,857.60
		100,000.00	\$44,000.00	\$20,500.00	\$64,500.00

1st Instalment 2026/2027 (period 01.10.26 to 31.03.27) last day for payment 31.10.2026

Lot	Unit	Utility Interests	Operating Account	LTM Fund	Total
PU1	3 Stead Lane	2,725.00	\$1,226.25	\$558.63	\$1,784.88
PU2	1 Stead Lane	2,740.00	\$1,233.00	\$561.70	\$1,794.70
PU3	7 Stead Lane	2,725.00	\$1,226.25	\$558.63	\$1,784.88
PU4	9 Stead Lane	2,740.00	\$1,233.00	\$561.70	\$1,794.70
PU5	13 Stead Lane	2,725.00	\$1,226.25	\$558.63	\$1,784.88
PU6	11 Stead Lane	2,740.00	\$1,233.00	\$561.70	\$1,794.70
PU7	23 Stead Lane	2,725.00	\$1,226.25	\$558.63	\$1,784.88
PU8	25 Stead Lane	2,740.00	\$1,233.00	\$561.70	\$1,794.70
PU9	5 Stead Lane	3,245.00	\$1,460.25	\$665.23	\$2,125.48
PU10	17 Stead Lane	3,200.00	\$1,440.00	\$656.00	\$2,096.00
PU11	15 Stead Lane	3,190.00	\$1,435.50	\$653.95	\$2,089.45
PU12	19 Stead Lane	3,200.00	\$1,440.00	\$656.00	\$2,096.00
PU13	21 Stead Lane	3,190.00	\$1,435.50	\$653.95	\$2,089.45
PU14	19 Wheatsheaf Lane	3,190.00	\$1,435.50	\$653.95	\$2,089.45
PU15	17 Wheatsheaf Lane	3,200.00	\$1,440.00	\$656.00	\$2,096.00
PU16	15 Wheatsheaf Lane	3,200.00	\$1,440.00	\$656.00	\$2,096.00
PU17	13 Wheatsheaf Lane	3,200.00	\$1,440.00	\$656.00	\$2,096.00
PU18	11 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU19	9 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU20	22 Wheatsheaf Lane	3,245.00	\$1,460.25	\$665.23	\$2,125.48
PU21	20 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU22	18 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU23	16 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU24	14 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU25	12 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU26	10 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU27	8 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU28	6 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU29	4 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU30	2 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU31	7 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU32	5 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU33	3 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
PU34	1 Wheatsheaf Lane	2,880.00	\$1,296.00	\$590.40	\$1,886.40
		100,000.00	\$45,000.00	\$20,500.00	\$65,500.00