ANNUAL FINANCIAL STATEMENTS

For the period 1 September 2024 to 31 August 2025

Prepared For

Metro Thorndon Apartments

Plan No. 086157

220 Thorndon Quay
Wellington
Wellington Region 6011

Manager

Crockers Body Corporate Management Ltd

Printed
3 November 2025

Balance Sheet

Operating & Long Term Maintenance Fund

Body Corporate for Plan No. 086157

As at 31st August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Assets

		2025
Cash		227,604.17
Levies in Arrears	Note 8	1,972.34
GST balance to collect		3,165.99
	Total Assets	**$ 232,742.50**

Liabilities

Levies in Advance	Note 10	8,780.32
Accounts Payable Liability	Note 11	2,688.52
Unallocated Monies Received	Note 9	4,260.25
GST Liability		16,812.66
	Total Liabilities	**$ 32,541.75**
	Net Assets	**$ 200,200.75**

Equity

Operating Fund		131,435.16
Long Term Maintenance Fund		68,765.59
	Total Equity	**$ 200,200.75**

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 086157

1 September 2024 to 31 August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Income	**Actuals 01/09/24 31/08/25**	**Budget 01/09/24 31/08/25**	**Variance $ 01/09/24 31/08/25**
Levies - normal	240,000.21	245,000.00	(4,999.79)
Non-Mutual Revenue - bank interest	3,596.88	0.00	3,596.88
Total Operating Fund Income	**243,597.09**	**245,000.00**	**(1,402.91)**

Expenditure			
Automatic Door Maintenance	270.50	0.00	(270.50)
Automatic Gate Systems - keys, access cards	(139.13)	500.00	639.13
Body Corporate Manager	12,685.45	12,685.44	(0.01)
Body Corporate Manager - additional services	386.83	1,434.78	1,047.95
Caretaking Services	2,006.90	22,411.74	20,404.84
Cleaning Service	4,365.00	4,112.70	(252.30)
Consultant - Building Compliance / BWOF(Building ...	1,717.63	1,113.23	(604.40)
Consultant - Long Term Maintenance Plan (LTMP)	2,412.50	2,608.70	196.20
Door & Window Maintenance	7,579.94	5,300.03	(2,279.91)
Electrical Repairs	3,786.25	1,637.90	(2,148.35)
Electricity	3,893.72	3,967.20	73.48
Exterior Finishes - joinery	0.00	10,869.57	10,869.57
Fire Protection Services	2,385.40	3,919.61	1,534.21
Fire Protection Systems	1,630.26	1,939.13	308.87
Insurance Premiums	153,293.70	159,143.46	5,849.76
Internal Transfer	5,000.00	5,000.00	0
Legal Services	3,409.59	0.00	(3,409.59)
Lift Maintenance	6,331.50	6,078.28	(253.22)
Lift Maintenance - telephone charges	543.07	671.17	128.10
Repairs and Maintenance	13,346.56	13,043.48	(303.08)
Security Services	1,042.40	744.35	(298.05)
Sundry Expenditure	0.15	0.00	(0.15)
Taxes, Fees & Charges	1,354.11	1,819.49	465.38
Valuer - insurance valuation	0.00	869.57	869.57
Total Operating Fund Expenditure	**227,302.33**	**259,869.83**	**32,567.50**
Surplus / Deficit for period	**16,294.76**	**(14,869.83)**	

Income and Expenditure Statement (continued)

Operating Fund

Body Corporate for Plan No. 086157

1 September 2024 to 31 August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Summary

Opening Balance as at 1 September 2024	115,140.40
Total Revenue during period	243,597.09
Total Expenditure during period	(227,302.33)
Operating Fund balance as at 31 August 2025	**$ 131,435.16**

Income and Expenditure Statement

Long Term Maintenance Fund

Body Corporate for Plan No. 086157

1 September 2024 to 31 August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Income	Actuals 01/09/24 31/08/25	Budget 01/09/24 31/08/25	Variance $ 01/09/24 31/08/25
Levies - normal	25,000.02	25,000.00	0.02
Non-Mutual Revenue - bank interest	1,246.75	0.00	1,246.75
Total Long Term Maintenance Fund Income	**26,246.77**	**25,000.00**	**1,246.77**

Summary

Opening Balance as at 1 September 2024	42,518.82
Total Revenue during period	26,246.77
Total Expenditure during period	0.00
Long Term Maintenance Fund balance as at 31 August 2025	**$ 68,765.59**

Notes To Financial Statements

Body Corporate for Plan No. 086157
220 Thorndon Quay Wellington Wellington Region 6011

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the Body Corporate financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Body Corporate manager appropriate to meet the needs of owners.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 5 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been "earned" by the Body Corporate.

Note 6 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the IRD when calculating GST transactions. This amount is net of GST.

Note 7 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Unit: Metro Thor/0/3 Unit: 3	90.05
Unit: Metro Thor/0/11 Unit: 11	943.83
Unit: Metro Thor/0/15 Unit: 15	98.75
Unit: Metro Thor/0/22 Unit: 22	65.62
Unit: Metro Thor/0/24 Unit: 24	774.09
	$ 1,972.34

Note 9 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: Metro Thor/0/1 Unit: 1	2571.62
Unit: Metro Thor/0/14 Unit: 14	616.57
Unit: Metro Thor/0/16 Unit: 16	527.23
Unit: Metro Thor/0/21 Unit: 21	544.83
	$ 4,260.25

Note 10 Levies in Advance - also see note 2

Detail	Amount
Lot: Metro Thor/0/1 Unit: 1	946.58
Lot: Metro Thor/0/3 Unit: 3	90.05
Lot: Metro Thor/0/6 Unit: 6	924.48
Lot: Metro Thor/0/14 Unit: 14	925.87

Body Corporate for Plan No. 086157
220 Thorndon Quay Wellington Wellington Region 6011

Detail	Amount
Lot: Metro Thor/0/15 Unit: 15	98.75
Lot: Metro Thor/0/16 Unit: 16	791.90
Lot: Metro Thor/0/17 Unit: 17	809.86
Lot: Metro Thor/0/18 Unit: 18	631.79
Lot: Metro Thor/0/21 Unit: 21	818.13
Lot: Metro Thor/0/22 Unit: 22	217.06
Lot: Metro Thor/0/23 Unit: 23	2359.71
Lot: Metro Thor/0/25 Unit: 25	166.14
	$ 8,780.32

Note 11 Accounts Payable Liability

Detail	Amount
ARA Group NZ Ltd (Metalbilt Doors) Regular maintenance/service contract	311.08
Fire Security Services 2016 Limited Annual IQP Inspection for BWOF	231.57
Microtech Cleaning (accredited) Cleaning Services - Aug 2025	417.45
Schindler Lifts N Z Limited Lift Maintenance - 1 Jul - 30 Sept 2025	1728.42
	$ 2,688.52

ANNUAL FINANCIAL STATEMENTS

For the period 1 September 2024 to 31 August 2025

Cost Centre : CONT

Prepared For

Metro Thorndon Apartments

Plan No. 086157

220 Thorndon Quay
Wellington
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Manager

Crockers Body Corporate Management Ltd

Printed
3 November 2025

Balance Sheet

Cost Centre : CONT

Body Corporate for Plan No. 086157

As at 31st August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Assets		**2025**
Cash		65,348.30
	Total Assets	**$ 65,348.30**

Equity		
Operating Fund		65,348.30
Long Term Maintenance Fund		0.00
	Total Equity	**$ 65,348.30**

Income and Expenditure Statement

Operating Fund

Body Corporate for Plan No. 086157

Cost Centre : CONT 1 September 2024 to 31 August 2025

220 Thorndon Quay Wellington Wellington Region 6011

Income	**Actuals 01/09/24 31/08/25**	**Budget 01/09/24 31/08/25**	**Variance $ 01/09/24 31/08/25**
Internal Transfer	5,000.00	5,000.00	0
Total Operating Fund Income	**5,000.00**	**5,000.00**	**0**

Summary

Opening Balance as at 1 September 2024	60,348.30
Total Revenue during period	5,000.00
Total Expenditure during period	0.00
Operating Fund balance as at 31 August 2025	**$ 65,348.30**

Body Corporate for Plan No. 086157 **Cost Centre : CONT 1 September 2024 to 31 August 2025**

220 Thorndon Quay Wellington Wellington Region 6011

Income	Actuals 01/09/24 31/08/25	Budget 01/09/24 31/08/25	Variance $ 01/09/24 31/08/25
Total Long Term Maintenance Fund Income	**0.00**	**0.00**	**0**

Summary

Opening Balance as at 1 September 2024	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Long Term Maintenance Fund balance as at 31 August 2025	**$ 0.00**

Notes To Financial Statements

Body Corporate for Plan No. 086157
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