

Statement of Financial Performance for the financial year-to-date 01/01/2026 to 28/09/2026

Body corporate 184031

373 Khyber Pass Road, Epsom Auckland 1023

Operating Account

		Current period 01/01/2026-28/09/2026	Annual budget 01/01/2026-31/12/2026	Budget / Actual (%)
Revenue				
142700	Income Tax Refund - IRD	144.28	0.00	-
143000	Levies Due--Operating	72,000.00	72,000.00	100.00
<i>Total revenue</i>		72,144.28	72,000.00	100.20
Less expenses				
156200	Admin--Legal/Professional Fees	7,042.42	0.00	-
154000	Admin--Management Fees--Standard	6,000.00	6,000.00	100.00
152802	Admin--Prof. Fee--IRD Returns (GST/ICT)	625.00	1,150.00	54.35
157400	Admin--Transfer to Contingency Fund	4,500.00	0.00	-
159101	Insurance--Office Bearers Liability	630.00	630.00	100.00
159100	Insurance--Premiums	19,337.33	19,424.76	99.55
159200	Insurance--Valuation	660.00	640.00	103.13
161400	Maint Bldg--Building Wash	5,415.00	5,000.00	108.30
163000	Maint Bldg--Cleaning-Contract	2,267.02	0.00	-
167200	Maint Bldg--General Maintenance & Disbursements	1,236.82	15,355.24	8.05
172000	Maint Bldg--Pest/Vermin Control	0.00	750.00	-
178600	Maint Grounds--Gardens & Plants	2,179.35	6,000.00	36.32
181500	Prior Period Adjustment - Expense	3,913.04	0.00	-
190200	Utility--Electricity (Common Area)	1,046.00	1,300.00	80.46
190800	Utility--Rubbish & Waste Removal	4,563.84	6,000.00	76.06
191200	Utility--Water & Wastewater	8,331.98	9,750.00	85.46
<i>Total expenses</i>		67,747.80	72,000.00	94.09
Surplus/Deficit		4,396.48	0.00	
Opening balance		36,188.77	36,188.77	
Closing balance		\$40,585.25	\$36,188.77	

Contingency Fund

		Current period	Annual budget	Budget / Actual
		01/01/2026-28/09/2026	01/01/2026-31/12/2026	(%)
Revenue				
243000	1 Levies Due--Contingency Fund	27,354.91	27,354.93	100.00
242600	1 Net Intt. on Investments--Cont.	535.01	0.00	-
242700	1 Prior Period Revenue Adjustment	3,913.04	0.00	-
249000	1 Transfer from Operating Account	4,500.00	0.00	-
<i>Total revenue</i>		36,302.96	27,354.93	132.71
Less expenses				
251401	1 Contingency--Bank/Admin. Fee	26.75	0.00	-
264800	1 Maint Bldg--Electrical	0.00	3,600.00	-
<i>Total expenses</i>		26.75	3,600.00	0.74
Surplus/Deficit		36,276.21	23,754.93	
Opening balance		70,268.86	70,268.86	
Closing balance		\$106,545.07	\$94,023.79	