



ROYCE

Auckland Office
Level 5 / 3 Te Kahu Way
Mount Wellington, Auckland 1023
Phone: +64 9 200 4080

Christchurch Office
Level 1 / 293 Durham Street North,
Christchurch 8013
Phone: +64 3 220 0740

Wellington Office
Regus Aon Building - Level 6, 1 Willis Street
Wellington 6011
Phone: +64 4 333 2962

General Inquiries admin@roycebc.co.nz



Strata Plan No. BC 381458

2-4 Northpoint Street, Plimmerton Porirua 5026

Statement of Financial Performance

FOR THE PERIOD 01 April 2024 TO 31 March 2025

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/04/2024-31/03/2025	01/04/2024-31/03/2025	01/04/2023-31/03/2024
Operating Fund			
INCOME			
142000 - Interest--Bank	\$13,327.08	\$0.00	\$0.00
143000 - Levies Due - Operating Account	\$165,000.03	\$165,000.00	\$223,100.02
142500 - Interest on Arrears--Operating Fund	\$9.29	\$0.00	\$123.90
145000 - Miscellaneous Income--Admin	\$0.00	\$0.00	\$0.00
146600 - Recovery Costs GL - Admin	\$0.00	\$0.00	\$0.00
TOTAL OPERATING FUND INCOME	\$178,336.40	\$165,000.00	\$223,223.92
EXPENDITURE - OPERATING FUND			
150300 - Admin--Accounting and Taxation Services	\$300.00	\$300.00	\$0.00
151500 - Admin--Bank Charges- Account Fees	\$0.00	\$0.00	\$68.20
152750 - Admin--Debt Collection Fees	\$0.00	\$0.00	\$0.00
154250 - Admin--Income Tax Expense	\$0.00	\$0.00	\$0.00
155500 - Admin--Meeting Room Expenses	\$0.00	\$0.00	\$0.00
156501 - Admin--LTM Plan	\$0.00	\$0.00	\$0.00
158000 - Admin-- Strata Admin - Additional Fees	\$0.00	\$1,000.00	\$0.00
158250 - Admin-- Strata Admin - Disbursement Fees	\$810.00	\$810.00	\$0.00
158500 - Admin--Strata Management Fee	\$10,620.66	\$10,620.66	\$10,620.66
158750 - Admin--Transfer to Contingency (LTMP) Fund	\$54,509.00	\$54,509.00	\$82,000.00
170250 - Insurance--Excesses	\$0.00	\$0.00	\$500.00
170750 - Insurance--Premiums	\$111,149.19	\$111,149.19	\$89,509.41
171000 - Insurance--Valuation	\$1,265.00	\$0.00	\$2,058.50
175750 - Maint Bldg--Building Report--OH&S	\$0.00	\$750.00	\$0.00
183000 - Maint Bldg--General Repairs	\$2,569.44	\$1,072.00	\$5,689.27
189000 - Maint Bldg--Plumbing & Drainage	\$25,030.73	\$9,500.00	\$0.00
190500 - Maint Bldg--Roof Repairs/Pointing	\$0.00	\$15,000.00	\$759.00
194750 - Maint Grounds--Lawns & Gardening	\$1,552.50	\$2,000.00	\$1,219.00
198250 - Utility--Electricity	\$1,556.31	\$1,553.34	\$1,347.86
TOTAL OPERATING FUND EXPENDITURE	\$209,362.83	\$208,264.19	\$193,771.90
SURPLUS/DEFICIT	\$(31,026.43)	\$(43,264.19)	\$29,452.02
OPENING OPERATING FUND BALANCE	\$72,868.75	\$72,868.75	\$43,416.73
OPERATING FUND BALANCE	\$41,842.32	\$29,604.56	\$72,868.75

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/04/2024-31/03/2025	01/04/2024-31/03/2025	01/04/2023-31/03/2024
Contingency Fund - LTM			
INCOME			
241500 - Interest on Investments	\$0.00	\$0.00	\$9,650.03
243000 - Levies Due--Contingency Fund	\$0.00	\$0.00	\$0.00
242500 - Interest on Arrears--Contingency Fund	\$0.00	\$0.00	\$0.00
246501 - Transfer from Operating Account	\$54,509.00	\$54,509.00	\$82,000.00
TOTAL CONTINGENCY FUND - LTM INCOME	\$54,509.00	\$54,509.00	\$91,650.03
EXPENDITURE - CONTINGENCY FUND - LTM			
250500 - Admin--Income Tax Expense--Contingency Fund	\$2,674.71	\$0.00	\$0.00
258500 - Maint Bldg--Drains, Gutters & Downpipes	\$0.00	\$20,000.00	\$0.00
265501 - Maint Bldg--Equipment Purchases	\$0.00	\$500.00	\$0.00
280500 - Maint Grounds--Fencing	\$0.00	\$4,000.00	\$0.00
281500 - Maint Grounds--Gates	\$0.00	\$4,500.00	\$0.00
290500 - Maint Bldg--Roof	\$0.00	\$11,000.00	\$0.00
TOTAL CONTINGENCY FUND - LTM EXPENDITURE	\$2,674.71	\$40,000.00	\$0.00
SURPLUS/DEFICIT	\$51,834.29	\$14,509.00	\$91,650.03
OPENING CONTINGENCY FUND - LTM BALANCE	\$255,806.84	\$255,806.84	\$164,156.81
CONTINGENCY FUND - LTM BALANCE	\$307,641.13	\$270,315.84	\$255,806.84



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.