

Abridged Financial Position

As at 30/11/2022

Body Corporate Number 542441

Worcester Terraces, Christchurch Central
Christchurch 8011

	Current period	Previous year
Owners' funds		
Operating Account Balance/(Deficit) Start of Year	5,896.58	0.00
Operating Account Surplus/(Deficit) for the Year	55,451.87	5,896.58
	<u>61,348.45</u>	<u>5,896.58</u>
LTM Fund Balance/(Deficit) at Start of Year	4,804.37	0.00
LTM Fund Surplus/(Deficit) for the Year	24,820.02	4,804.37
	<u>29,624.39</u>	<u>4,804.37</u>
Net owners' funds	<u>\$90,972.84</u>	<u>\$10,700.95</u>
Represented by:		
Assets		
Cash at Bank	92,659.90	15,365.42
Prepayments	483.00	0.00
Receivable--Levies	526.46	0.00
Receivable--Owners	6,454.37	0.00
Total assets	<u>100,123.73</u>	<u>15,365.42</u>
Less liabilities		
Creditors--Other	6,807.69	633.54
Prepaid Levies	2,343.20	4,030.93
Total liabilities	<u>9,150.89</u>	<u>4,664.47</u>
Net assets	<u>\$90,972.84</u>	<u>\$10,700.95</u>

Approved Budget to apply from 01/12/2022

Body Corporate Number 542441

Worcester Terraces, Christchurch Central
Christchurch 8011

		Operating Account		
		Approved budget	Actual	Previous budget
		01/12/2021-30/11/2022		
Revenue				
142000	Insurance Claims Received	0.00	11,266.10	0.00
142500	Interest on Arrears of Levies	0.00	51.58	0.00
143000	Levies Invoiced Normal	220,000.00	220,058.56	184,000.00
943000	Levies Invoiced Normal - FYI Fund	0.00	0.00	14,832.00
Total revenue		220,000.00	231,376.24	198,832.00
Less expenses				
183400	Caretaker/Cleaner Remuneration	3,100.00	4,229.31	0.00
190800	Common Property Electricity	1,600.00	1,464.19	6,500.00
151601	Consultants Fees LTM Plan Prepn & Updates	0.00	5,152.00	0.00
190000	Fire Evacuation Scheme/Drills	1,600.00	1,420.25	750.00
150400	General Expenses & Secretarial Disbursements	3,000.00	1,263.56	2,500.00
179000	Grounds Maintenance Lawns & Gardening Contractor/s	7,500.00	0.00	7,500.00
162600	Insurance Claims	0.00	11,266.10	0.00
159100	Insurance Premium	127,113.95	108,644.40	70,000.00
959100	Insurance Premium - FYI Fund	0.00	0.00	14,832.00
159200	Insurance Valuation Fees	3,500.00	2,242.50	3,500.00
159500	Levy Discount Allowed	0.00	0.05	0.00
167200	R&M Building/s General Repairs	2,000.00	1,578.39	2,000.00
165801	R&M Building/s Building Warrant of Fitness Costs	3,500.00	4,774.80	1,500.00
165809	R&M Building/s Fire Alarms/Security Monitoring	2,700.00	0.00	0.00
174900	R&M Building/s Stormwater Systems	8,000.00	0.00	5,000.00
176400	R&M Building/s Wash	40,000.00	4,370.00	46,658.03
176800	R&M Contingencies	12,100.00	0.00	2,000.00
190600	Rubbish Removal	13,200.00	12,307.96	12,500.00
154000	Secretarial Fee - Normal Work	23,069.00	16,566.74	23,069.00
Total expenses		251,982.95	175,280.25	198,309.03
Surplus/Deficit		(31,982.95)	56,095.99	522.97
Opening balance		61,992.57	5,896.58	5,896.58
Closing balance		\$30,009.62	\$61,992.57	\$6,419.55

Body Corporate Number 542441

Worcester Terraces, Christchurch Central
Christchurch 8011

Total units of entitlement

100000

100000

Levy contribution per unit entitlement

\$2.20

\$1.84

Long Term Maintenance Fund

	Approved budget	Actual 01/12/2021-30/11/2022	Previous budget
Revenue			
242500 Interest on Arrears of Normal Levies	0.00	7.87	0.00
243000 Levies Invoiced Normal LTMF	70,000.00	24,812.15	34,000.00
<i>Total revenue</i>	<u>70,000.00</u>	<u>24,820.02</u>	<u>34,000.00</u>
Less expenses			
251600 Consultants Fees LTMF	301.00	0.00	0.00
254400 Other Costs LTMF	10,000.00	0.00	0.00
<i>Total expenses</i>	<u>10,301.00</u>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>59,699.00</u>	<u>24,820.02</u>	<u>34,000.00</u>
Opening balance	29,624.39	4,804.37	4,804.37
Closing balance	<u>\$89,323.39</u>	<u>\$29,624.39</u>	<u>\$38,804.37</u>
Total units of entitlement	100000		100000
Levy contribution per unit entitlement	\$0.70		\$0.34

Body Corporate No 542441

Worcester Terraces, Christchurch Central Christchurch 8011

Levy Schedule for the 12 months ending 31 May 2024

Approximate levy instalments that would apply to each unit if the proposed levies are accepted at the Annual General Meeting:

2nd Instalment 2022/2023 (period 01.06.23 to 30.11.23) last day for payment 30.06.23

Lot	Unit	Utility Interests	Operating Fund	LTM Fund	Total
GO1/23.L	PU1.AU70	1,267	\$1,375.14	\$671.51	\$2,046.65
GO2/23.L	PU2.AU69	1,276	\$1,384.91	\$676.28	\$2,061.19
101/23.L	PU3.AU71	1,267	\$1,375.14	\$671.51	\$2,046.65
102/23.L	PU4.AU72	1,267	\$1,375.14	\$671.51	\$2,046.65
201/23.L	PU5.AU73	1,325	\$1,438.09	\$702.25	\$2,140.34
202/23.L	PU6.AU74	1,325	\$1,438.09	\$702.25	\$2,140.34
16/163.W	PU7	1,824	\$1,979.68	\$966.72	\$2,946.40
15/163.W	PU8	1,824	\$1,979.68	\$966.72	\$2,946.40
14/163.W	PU9.AU82	1,901	\$2,063.25	\$1,007.53	\$3,070.78
13/163.W	PU10.AU79	1,901	\$2,063.25	\$1,007.53	\$3,070.78
12/163.W	PU11	1,824	\$1,979.68	\$966.72	\$2,946.40
11/163.W	PU12	1,824	\$1,979.68	\$966.72	\$2,946.40
10/163.W	PU13.AU75	1,325	\$1,438.09	\$702.25	\$2,140.34
9/163.W	PU14.AU76	1,306	\$1,417.47	\$692.18	\$2,109.65
8/163.W	PU15.AU77	1,306	\$1,417.47	\$692.18	\$2,109.65
7/163.W	PU16.AU78	1,335	\$1,448.94	\$707.55	\$2,156.49
6/163.W	PU17.AU80	1,987	\$2,156.59	\$1,053.11	\$3,209.70
5/163.W	PU18.AU81	1,987	\$2,156.59	\$1,053.11	\$3,209.70
4/163.W	PU19	1,910	\$2,073.02	\$1,012.30	\$3,085.32
3/163.W	PU20	1,910	\$2,073.02	\$1,012.30	\$3,085.32
2/163.W	PU21	1,910	\$2,073.02	\$1,012.30	\$3,085.32
1/163.W	PU22.AU83	2,016	\$2,188.07	\$1,068.48	\$3,256.55
11/200.G	PU23.A	1,392	\$1,510.81	\$737.76	\$2,248.57
10/200.G	PU24.A	1,383	\$1,501.04	\$732.99	\$2,234.03
9/200.G	PU25.A	1,383	\$1,501.04	\$732.99	\$2,234.03
8/200.G	PU26.A	1,421	\$1,542.28	\$753.13	\$2,295.41
GO1/198.G	PU27.A	1,306	\$1,417.47	\$692.18	\$2,109.65
GO2/198.G	PU28.A	1,306	\$1,417.47	\$692.18	\$2,109.65
101/198.G	PU29.A	1,306	\$1,417.47	\$692.18	\$2,109.65
102/198.G	PU30.A	1,306	\$1,417.47	\$692.18	\$2,109.65
201/198.G	PU31.A	1,362	\$1,478.25	\$721.86	\$2,200.11
202/198.G	PU32.A	1,354	\$1,469.56	\$717.62	\$2,187.18
1/200.G	PU33.A	1,311	\$1,422.89	\$694.83	\$2,117.72
2/200.G	PU34.A	1,306	\$1,417.47	\$692.18	\$2,109.65
3/200.G	PU35.A	1,306	\$1,417.47	\$692.18	\$2,109.65
4/200.G	PU36.A	1,306	\$1,417.47	\$692.18	\$2,109.65
5/200.G	PU37.A	1,306	\$1,417.47	\$692.18	\$2,109.65
6/200.G	PU38.A	1,306	\$1,417.47	\$692.18	\$2,109.65
7/200.G	PU39.A	1,311	\$1,422.89	\$694.83	\$2,117.72
12/200.G	PU40	1,440	\$1,562.90	\$763.20	\$2,326.10
13/200.G	PU41	883	\$958.36	\$467.99	\$1,426.35
14/200.G	PU42	1,440	\$1,562.90	\$763.20	\$2,326.10
15/200.G	PU43	883	\$958.36	\$467.99	\$1,426.35
16/200.G	PU44	1,440	\$1,562.90	\$763.20	\$2,326.10
17/200.G	PU45	883	\$958.36	\$467.99	\$1,426.35
18/200.G	PU46	1,440	\$1,562.90	\$763.20	\$2,326.10
19/200.G	PU47	883	\$958.36	\$467.99	\$1,426.35
20/200.G	PU48	1,440	\$1,562.90	\$763.20	\$2,326.10
21/200.G	PU49	883	\$958.36	\$467.99	\$1,426.35

Lot	Unit	Utility Interests	Operating Fund	LTM Fund	Total
9/25. L	PU50	1,853	\$2,011.15	\$982.09	\$2,993.24
8/25. L	PU51	1,824	\$1,979.68	\$966.72	\$2,946.40
7/25. L	PU52	1,824	\$1,979.68	\$966.72	\$2,946.40
6/25. L	PU53	1,824	\$1,979.68	\$966.72	\$2,946.40
5/25. L	PU54	1,824	\$1,979.68	\$966.72	\$2,946.40
4/25. L	PU55	1,824	\$1,979.68	\$966.72	\$2,946.40
3/25. L	PU56	1,824	\$1,979.68	\$966.72	\$2,946.40
2/25. L	PU57	1,824	\$1,979.68	\$966.72	\$2,946.40
1/25. L	PU58	1,824	\$1,979.68	\$966.72	\$2,946.40
GO1/202.G	PU59.AU101	1,296	\$1,406.61	\$686.88	\$2,093.49
GO2/202.G	PU60.AU102	1,296	\$1,406.61	\$686.88	\$2,093.49
101/202.G	PU61.AU105	1,296	\$1,406.61	\$686.88	\$2,093.49
102/202.G	PU62.AU106	1,296	\$1,406.61	\$686.88	\$2,093.49
201/202.G	PU63.AU103	1,335	\$1,448.94	\$707.55	\$2,156.49
202/202.G	PU64.AU104	1,335	\$1,448.94	\$707.55	\$2,156.49
13/25. L	PU65.AU107	1,440	\$1,562.90	\$763.20	\$2,326.10
12/25. L	PU66.AU108	1,383	\$1,501.04	\$732.99	\$2,234.03
11/25. L	PU67.AU109	1,383	\$1,501.04	\$732.99	\$2,234.03
10/25. L	PU68.AU110	1,392	\$1,510.81	\$737.76	\$2,248.57
		100,000	\$108,535.00	\$53,000.00	\$161,535.00

1st Instalment 2023/2024 (period 01.12.23 to 31.05.24) last day for payment 31.12.23

Lot	Unit	Utility Interests	Operating Fund	LTM Fund	Total
GO1/23.L	PU1.AU70	1,267	\$1,393.70	\$443.45	\$1,837.15
GO2/23.L	PU2.AU69	1,276	\$1,403.60	\$446.60	\$1,850.20
101/23.L	PU3.AU71	1,267	\$1,393.70	\$443.45	\$1,837.15
102/23.L	PU4.AU72	1,267	\$1,393.70	\$443.45	\$1,837.15
201/23.L	PU5.AU73	1,325	\$1,457.50	\$463.75	\$1,921.25
202/23.L	PU6.AU74	1,325	\$1,457.50	\$463.75	\$1,921.25
16/163.W	PU7	1,824	\$2,006.40	\$638.40	\$2,644.80
15/163.W	PU8	1,824	\$2,006.40	\$638.40	\$2,644.80
14/163.W	PU9.AU82	1,901	\$2,091.10	\$665.35	\$2,756.45
13/163.W	PU10.AU79	1,901	\$2,091.10	\$665.35	\$2,756.45
12/163.W	PU11	1,824	\$2,006.40	\$638.40	\$2,644.80
11/163.W	PU12	1,824	\$2,006.40	\$638.40	\$2,644.80
10/163.W	PU13.AU75	1,325	\$1,457.50	\$463.75	\$1,921.25
9/163. W	PU14.AU76	1,306	\$1,436.60	\$457.10	\$1,893.70
8/163. W	PU15.AU77	1,306	\$1,436.60	\$457.10	\$1,893.70
7/163. W	PU16.AU78	1,335	\$1,468.50	\$467.25	\$1,935.75
6/163. W	PU17.AU80	1,987	\$2,185.70	\$695.45	\$2,881.15
5/163. W	PU18.AU81	1,987	\$2,185.70	\$695.45	\$2,881.15
4/163. W	PU19	1,910	\$2,101.00	\$668.50	\$2,769.50
3/163. W	PU20	1,910	\$2,101.00	\$668.50	\$2,769.50
2/163. W	PU21	1,910	\$2,101.00	\$668.50	\$2,769.50
1/163. W	PU22.AU83	2,016	\$2,217.60	\$705.60	\$2,923.20
11/200. G	PU23.A	1,392	\$1,531.20	\$487.20	\$2,018.40
10/200. G	PU24.A	1,383	\$1,521.30	\$484.05	\$2,005.35
9/200. G	PU25.A	1,383	\$1,521.30	\$484.05	\$2,005.35
8/200. G	PU26.A	1,421	\$1,563.10	\$497.35	\$2,060.45
GO1/198.G	PU27.A	1,306	\$1,436.60	\$457.10	\$1,893.70
GO2/198.G	PU28.A	1,306	\$1,436.60	\$457.10	\$1,893.70
101/198.G	PU29.A	1,306	\$1,436.60	\$457.10	\$1,893.70
102/198.G	PU30.A	1,306	\$1,436.60	\$457.10	\$1,893.70
201/198.G	PU31.A	1,362	\$1,498.20	\$476.70	\$1,974.90
202/198.G	PU32.A	1,354	\$1,489.40	\$473.90	\$1,963.30
1/200. G	PU33.A	1,311	\$1,442.10	\$458.85	\$1,900.95
2/200. G	PU34.A	1,306	\$1,436.60	\$457.10	\$1,893.70
3/200. G	PU35.A	1,306	\$1,436.60	\$457.10	\$1,893.70
4/200. G	PU36.A	1,306	\$1,436.60	\$457.10	\$1,893.70
5/200. G	PU37.A	1,306	\$1,436.60	\$457.10	\$1,893.70
6/200 G	PU38.A	1,306	\$1,436.60	\$457.10	\$1,893.70
7/200 G	PU39.A	1,311	\$1,442.10	\$458.85	\$1,900.95
12/200. G	PU40	1,440	\$1,584.00	\$504.00	\$2,088.00
13/200. G	PU41	883	\$971.30	\$309.05	\$1,280.35
14/200. G	PU42	1,440	\$1,584.00	\$504.00	\$2,088.00
15/200. G	PU43	883	\$971.30	\$309.05	\$1,280.35
16/200. G	PU44	1,440	\$1,584.00	\$504.00	\$2,088.00
17/200. G	PU45	883	\$971.30	\$309.05	\$1,280.35
18/200. G	PU46	1,440	\$1,584.00	\$504.00	\$2,088.00
19/200. G	PU47	883	\$971.30	\$309.05	\$1,280.35
20/200. G	PU48	1,440	\$1,584.00	\$504.00	\$2,088.00

Lot	Unit	Utility Interests	Operating Fund	LTM Fund	Total
21/200. G	PU49	883	\$971.30	\$309.05	\$1,280.35
9/25. L	PU50	1,853	\$2,038.30	\$648.55	\$2,686.85
8/25. L	PU51	1,824	\$2,006.40	\$638.40	\$2,644.80
7/25. L	PU52	1,824	\$2,006.40	\$638.40	\$2,644.80
6/25. L	PU53	1,824	\$2,006.40	\$638.40	\$2,644.80
5/25. L	PU54	1,824	\$2,006.40	\$638.40	\$2,644.80
4/25. L	PU55	1,824	\$2,006.40	\$638.40	\$2,644.80
3/25. L	PU56	1,824	\$2,006.40	\$638.40	\$2,644.80
2/25. L	PU57	1,824	\$2,006.40	\$638.40	\$2,644.80
1/25. L	PU58	1,824	\$2,006.40	\$638.40	\$2,644.80
G01/202.G	PU59.AU101	1,296	\$1,425.60	\$453.60	\$1,879.20
G02/202.G	PU60.AU102	1,296	\$1,425.60	\$453.60	\$1,879.20
101/202.G	PU61.AU105	1,296	\$1,425.60	\$453.60	\$1,879.20
102/202.G	PU62.AU106	1,296	\$1,425.60	\$453.60	\$1,879.20
201/202.G	PU63.AU103	1,335	\$1,468.50	\$467.25	\$1,935.75
202/202.G	PU64.AU104	1,335	\$1,468.50	\$467.25	\$1,935.75
13/25. L	PU65.AU107	1,440	\$1,584.00	\$504.00	\$2,088.00
12/25. L	PU66.AU108	1,383	\$1,521.30	\$484.05	\$2,005.35
11/25. L	PU67.AU109	1,383	\$1,521.30	\$484.05	\$2,005.35
10/25. L	PU68.AU110	1,392	\$1,531.20	\$487.20	\$2,018.40
		100,000	\$110,000.00	\$35,000.00	\$145,000.00