



The Proprietors
Body Corporate 79398
52 Hayton Road
CHRISTCHURCH

Annual Financial Statement
for the period ending 28 February 2026

Opening Balance in Reserve Fund 40,403.99

Owners Contributions Received

Unit	Owner		
A	Cordy Trustees Ltd	10,825.02	
B	SMM Properties Ltd	4,172.78	
C	Susan Bunn	3,507.55	
D	Lismore Serviced Warehouse Ltd	3,507.55	
E	Susan Bunn	8,224.60	
			30,237.50
	Net Bank Interest (after tax \$549.28 & admin \$101.87)		<u>1,299.25</u>
			71,940.74

Expenses Paid

Insurance - Runacres Insurance Limited 16,351.06
Replacement Policy
Valuation - Value NZ 0.00

Repairs and Maintenance
Grounds Maintenance - Evergreen 2,340.25
Spouting Replacement - Continuous Spouting 3,697.25

Administration
Secretarial, Accountancy and
Management Services 3,737.50

Total Expenditure 26,126.06

FUNDS ON HAND at 28 February 2026 \$45,814.68

Martin Wakefield Limited Chartered Accountants
Tuesday, 17 February 2026

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Reserve Fund Reconciliation as at 28 February 2026

1 Long Term Maintenance Fund		
Balance brought forward	28351.86	
Contributions included in 2024/26 Levies	6000.00	
Plus Net Interest Earned	1299.25	
	<u>35651.11</u>	
Less Repairs	0.00	
Balance in Fund as at 28 February 2026		35651.11
 2 Common Area Maintenance Fund		
Balance brought forward	12052.13	
 Plus Budget Allocations		
General Maintenance	500.00	
Insurance	17700.00	
Lawnmowing	2300.00	
	<u>20500.00</u>	
	32552.13	
 Less Expenses Paid		
Operational expenditure	2340.25	
Insurance	16351.06	
General Repairs	3697.25	
	<u>22388.56</u>	
 Balance in Fund as at 28 February 2026		10163.57
 TOTAL RESERVES as at 28 February 2026		<u><u>\$45,814.68</u></u>

Martin Wakefield Limited Chartered Accountants
Tuesday, 17 February 2026