

**Purcell Bach Trust Meeting**  
**July 2025**

1. Present: Greg Purcell, Julie Mulcahy, Peter Mulcahy
2. Apologies
3. Confirm Previous Minutes 2024
4. Matters arising
5. Correspondence - nil
6. Finance Report
  - a. EOY 31 March 2025 Accounts and Comments.
  - c. 2025 -2026 Budget
7. Property Report
8. Special Reports
  - a. Seawall
  - b. Bach Usage
9. General Business
  - a. Approve the Levy for 2025 - 2026

**RESOLUTION OF TRUSTEES  
OF THE PURCELL BACH TRUST**

**Dated the 15 th day of June 2024**

Pursuant to clause 7.3 of the Deed creating the Purcell Bach Trust

**Trustees:**

Julie Ann Mulcahy

Gregory McKeon Purcell

**IT WAS RESOLVED AS FOLLOWS THAT** the resolutions of the 2023 Meeting held on 15 June 2024 are confirmed as completed:

1. **THAT** the 2024 Resolutions were noted.
2. **THAT** the Purcell Bach Financial Report for 2023 - 2024 and the Budget 2024 - 2025 is accepted
3. **THAT** the Trustees continue the appointment of Peter Mulcahy to be the Manager of the day to day administration of the Holiday Home ("the Manager")
4. **THAT** the Bach Trustees request the Manager to maintain the Bach in general and specifically by:
  - a. **Painting the Bach Toilet**
5. **THAT** the 2024 revised Rules of the Bach are accepted (no amendments)
6. **THAT** the Family Levy is set at \$850 per beneficiary.

Trustee Initials \_\_\_\_\_

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## Financial Statement for 31 March 2025

Financial Performance (Income and Expenses)	31 March 2025	31 March 2024
<b>Income</b>		
Rental	1,993.00	1,190.00
Levy	8,358.00	9,004.66
Other: Interest	-	
Other: Sale of Assets		
<b>Total Income</b>	<b>10,351.000</b>	<b>10,194.66</b>
<b>Expenditure</b>		
Insurance	2,622.92	2,102.66
Professional and Consultants fees		
Contribution		
Rates (NPDC)	1,617.64	1,548.08
Leases (NPDC)	2,900.00	2,520.00
Repairs and Maintenance	1,175.39	3,492.61
Contribution		1,000.00
Expenses: Power	1,831.56	1,595.45
Capital		
Bank Fees		
<b>Total Expenditure</b>	<b>10,147.51</b>	<b>12,258.80</b>
<b>Surplus / (Deficit) for year</b>	<b>203.49</b>	<b>(2,064.14)</b>
<b>Financial Position (Balance Sheet)</b>		
Account Balance April 1	207.21	3.72
Distributions Paid		
Historic Liability	7,545.03	7,545.03
Tax Loss	4701.00	2109.99
Tax Loss CFwd	14,992.75	10,291.75

### Accounts Notes

- An increase in rental income (26 days)
- Jonathan Purcell did not pay the Family Levy.
- The Tax Loss Carried Forward for the Purcell Trust is \$14,922.75
- The Bach had a surplus of \$207.21 in the BNZ Account

- Compared to Budget all Expense areas showed an increase in costs, except for Maintenance. The increases in Expenses were significant for the Bach with Insurance 24%, Rates 24%, Lease 15%, Power 14%. These increase were covered by the increase in Rental Income and also the increase to the Levy of 21% in 2024

### BNZ Trust Account

The Bach has a new BNZ Account that has been identified as being attached to a Trust. Trustees can both view the Account.

### Inland Revenue

After discussions with BDO Takapuna it was ascertained that the Tax Returns EOY 2019 - 2024 were inaccurate. The expenses claimed were for the full amount, not apportioned to rental income. The Manager made a self disclosure to the IRD to correct these returns. BDO Takapuna supported the Trust with this matter and "corrected" returns were sent into the IRD. The IRD has altered the Returns with corrected amounts to carry forward.

The IRD was NOT advised that in the 2024 EOY Return the Trust will opt out of Tax Returns as the Gross Income from rentals is below the income threshold of \$4 000. This was due to advice from BDO as the Tax Return does provide a financial record for the future Trustees.

The IRD agrees we are making a loss and it just sits there in our Return. The cumulative loss so far since 2021 is now \$14,922.75.

The IRD say:

*When you own a rental property, you're likely to have maintenance and administrative costs.*

*You can claim all or some of these costs as a deduction against your rental income. This reduces the tax you pay on the rental income you receive.*

*You can claim deductions up to the amount of rental income you earn in a year, including income from the sale of a property. This is called ring-fencing. Because rental deductions can be claimed only against rental income, you can not offset excess deductions against other income such as salary or wages.*

*When you have excess deductions, you must carry them forward from year to year and deduct them when your residential property makes income.*

### Historical Liability

The liability is just sitting there. It is there because we have had to maintain and remedy the Bach after the Trust took ownership from Ross Purcell. The Bach needed a new water pump system, new wind-screen, replacement Grey Water tank, new shed, renovated toilet, repaired fence, a repaint, new roof, new sofa, new BBQ - Greg and Julie contributed the amounts to cover the costs of those events.

If the Bach ever makes a profit or gets sold then the liability can be repaid.

#### Additional Finance Person

Guy Purcell has shown an interest in the management of the Bach Finances. The Trustees believe this is a worthy idea to future proof the management of the Bach.

It would be appropriate for the Trustees to formally confirm Guy's involvement in the form of a motion at the AGM to confirm Guy Purcell is confirmed as having rights to

1. The BNZ Bach Trust Account as a signatory to manage the Bach Account
2. The Bach IRD as a nominated person
3. Be an Editor in the Bach Google
4. Access to the Bach Gmail account

I am happy to continue in the role I am doing and sharing the work with Guy so he knows all the processes and is part of the processes.

**Budget End of Year 31 March 2025**

- Income from Levy may be less ONE family members
- Levy maintained at \$850 per Family member.
- Rental maintained at \$80 per night
- Capital Expenditure is non specific

<b>BUDGET 2025 - 2026</b>	
<b>Balance March 2025</b>	<b>\$ 207.21</b>
<b>Income</b>	
Rental @ \$80	\$ 1,500.00
Levy @ \$850	\$ 8,500.00
Other: Interest	\$ -
Other: Sale of Assets	\$ -
<b>Total Income</b>	<b>\$ 10,207.21</b>
<b>Expenditure</b>	
Insurance	\$ 2,600.00
Professional and Consultants fees	\$ -
Contribution	\$ -
Rates (NPDC)	\$ 1,620.00
Leases (NPDC)	\$ 2,900.00
Repairs and Maintenance	\$ 500.00
Maintenance: Lawns	\$ 700.00
Expenses: Power	\$ 1,800.00
Capital	\$ 500.00
Bank Fees	\$ -
<b>Total Expenditure</b>	<b>\$ 10,120.00</b>
<b>Profit / (Loss)</b>	<b>\$ 87.21</b>
<b>Account Balance April 2026</b>	<b>\$294.42</b>

## Property Report:

- Lawn maintenance contract has changed to a new contractor, Phillip Hosking with the price at \$40 per mow.
- Continuing investigation to reduce the amount of roof water going onto the section with a revised rainwater downpipe system. We have the equipment yet need the expertise to put it together.
- Toilet External wall has been painted
- Fence behind the toilet has been replaced with a similar design. Fence cover has been placed on the wall between the Browns and the Bach. This may be a shortcut to putting some more planks on the fence to enable some privacy by the toilet.
- Property Goals:
  - Down pipes revised
  - Repair ceiling in Bedroom with gib
  - Concrete path repair
  - Water tank extension

## **Special Business:**

### **1. Bach Seawall**

A separate report has been completed that summarises all the information regarding the Seawall. The list below is to be discussed by Trustees.

#### Summary of Next Steps

1. Continue regular photo inspection of the wall for damage and noted cracks
2. Fill cracks with:
  - a. Sikadur UA Concrete Fix Epoxy Resin Repair Putty 1L Grey 452412 to repair and prevent expansion of cracks: \$50 for 500ml
  - b. Betta Water Plug Stocked by both Bunnings and Mitre10 for under \$25  
Stops leaks and flowing water, forming an immediate waterproof seal  
Will not wash away against pressure from flowing water  
Sets in 1-3 minutes, providing a rapid solution against active running water  
Requires the addition of water only  
Once cured, forms mechanical strength of concrete & does not shrink
3. Reduce rainwater getting in behind the wall by making sure run-off is directed over the wall.
4. Repair some of the tire connections at the base of the wall to hold some sand in.
5. Sandbags with loose gravel placed at the base of the wall where the sand has gone the most. E.g. Cirtex® has a range of polypropylene & hessian sandbags used for many applications around the project site. Cirtex polypropylene sandbags are commonly used to divert and direct water across construction sites. They are also effectively used in many other applications such as weighing down objects, construction headwalls and wing walls.  
Polypropylene sandbags are available in standard (white) or heavy duty with UV stabilised for increased lifespan ( high-vis orange). They are available pre-filled or flat packed.
6. When we replaced the ponga wall we could install some dead men with H5 pole buried 2 metres deep.
7. AON Insurance:  
Keep monitoring Insurance to ensure the wall is covered.



## 2. Bach Usage

Bach Usage is being influenced by some new factors: the growing number of people in families and over demand for certain times of the year.

1. The Trust Beneficiaries families are growing in number and this is impacting on Bach Usage in the main holiday breaks. Previously some family members may have shared the bach with others yet now the bach is getting too small to fit families and can only fit one family in at a time. Eg. The Mulcahy branch has grown from a family of five to now 14 people of 5 separate groups.
2. This year we also had the situation where three families wished to use the bach over Easter. The bach went to Margot as she was first in, first served. This caused some disappointment and may be an issue as someone could book the bach at any time, for as often as they want, restricting others from getting fair access

I suggest reviewing the system of “High usage times” away from the three family groups of Purcell / Mulcahy / Holmwood, and identify more “blocked off” dates. A possibility is:

- The following dates are blocked off and rotated through families:
  - Easter - Thursday to Tuesday
  - Xmas - December 23 to December 28
  - New Year - December 29 to January 3
  - Summer - January 3 to January 9
  - Waitangi - 3 day weekend
- Families are considered to be each beneficiary not the three groupings as present:

Family (by age)	No. in family
Julie Mulcahy	2
Greg Purcell	2
Margot Price	4
George Purcell	4
Thomas Purcell	1

Sylvia Mulcahy	4
Declan Mulcahy	3
Guy Purcell	2
Oliver Purcell	1
William Mulcahy	1

An Example of Rotation:

	Waitangi	Easter	Xmas	New Year	Summer
2025			Holmwood		
2026	Julie	Greg	Margot	George	Thomas
2027	Sylvia	Declan	Guy	Oliver	William
2028	Thomas	Julie	Greg	Margot	George
2029	William	Sylvia	Declan	Guy	Oliver
2030	George	Thomas	Julie	Greg	Margot
2031	Oliver	William	Sylvia	Declan	Guy
2032	Margot	George	Thomas	Julie	Greg
2033	Guy	Oliver	William	Sylvia	Declan
2034	Greg	Margot	George	Thomas	Julie
2035	Declan	Guy	Oliver	William	Sylvia

2036 - Lease Review

Also booking for the bach are open only six months before the date to be booked

And, a central booking website is established and shared with all families.

## General Business

1. That the Rules advise beneficiaries of the Levy for 2024 - 2025 of **\$850** per beneficiary over the age of 21 years old:

### Beneficiaries:

Julie Mulcahy (TRUSTEE)	DOB 1/6/1961
Margot Price	DOB 20/7/1987
Florence Price (Margot Price nee Mulcahy)	DOB 29/1/2023
Edward Price (Margot Price nee Mulcahy)	DOB 23/12/2024
Sylvia Mulcahy	DOB 18/4/1990
Declan Mulcahy	DOB 12/6/1992
Leonel Alexander Mulcahy (Declan Mulcahy)	DOB 12/10/2022
William Mulcahy	DOB 4/8/2002
Greg Purcell (TRUSTEE)	DOB 18/5/1963
Guy Purcell	DOB 31/3/1995
George Purcell	DOB 29/3/1988
Madeline Purcell (George Purcell)*	DOB 8/2/2020
Chloe Alice Purcell (George Purcell)*	DOB 16/1/2022
Thomas Purcell	DOB 3/11/1989
Jonathan Purcell	DOB 1/6/1992
Scarlett Bry Purcell (Jonathan Purcell)*	DOB 8/12/2019
Brodie Shane Purcell (Jonathan Purcell)*	DOB 8/1/2022
Oliver Purcell	DOB 24/4/1999