

# Tenancy Budget

## ST30-3.3 - 30 St Benedicts Street, Level 3 Suite 3

| Year   | Expense Name                   | Expense Code | Property Budget | Recharge Percent | Budget Amount    |
|--|--------------------------------|--------------|-----------------|------------------|------------------|
| 24/25  | Common Area Maintenance        | 101          | 1890            | 3.31             | 62.56            |
| 24/25  | Electricity - Common           | 11           | 14910           | 3.31             | 493.52           |
| 24/25  | Common Cleaning                | 12           | 37800           | 3.31             | 1,251.18         |
| 24/25  | 6 monthly External Glass Clean | 12EXGLASS    | 0.00            | 3.31             | 0.00             |
| 24/25  | Glass Cleaning                 | 12GLASS      | 5250            | 3.31             | 173.78           |
| 24/25  | Stainless Steel Clean/Polish   | 12STEEL      | 614.25          | 3.31             | 20.33            |
| 24/25  | Water                          | 13           | 2935.7          | 3.32             | 97.47            |
| 24/25  | Lift Maintenance               | 14           | 2520            | 3.31             | 83.41            |
| 24/25  | Waste Collection Service       | 15           | 15750           | 3.31             | 521.33           |
| 24/25  | Firealarm Monitoring           | 16           | 157.5           | 3.31             | 5.21             |
| 24/25  | Plant Room Charges             | 18           | 2839.2          | 3.31             | 93.98            |
| 24/25  | Grounds Maint/Gardening/Lawn   | 19           | 1984.5          | 3.31             | 65.69            |
| 24/25  | Common Area Worm Bins          | 20           | 0.00            | 3.31             | 0.00             |
| 24/25  | Fire Alarm Testing             | 21           | 2624.58         | 3.31             | 86.87            |
| 24/25  | Security Patrols               | 23           | 2299.5          | 3.31             | 76.11            |
| 24/25  | Lights / elect Maintenance     | 30           | 1942.5          | 3.31             | 64.30            |
| 24/25  | Annual Bldg Carbon Emissions   | 31           | 480.61          | 3.31             | 15.91            |
| 24/25  | Pest Control                   | 33           | 1008            | 3.31             | 33.36            |
| 24/25  | Building Access Controls       | 35           | 3911.29         | 3.31             | 129.46           |
| 24/25  | Sanitary Units                 | 36           | 121.14          | 3.31             | 4.01             |
| 24/25  | Lift/Fire Phone Charge         | 37           | 37.8            | 3.31             | 1.25             |
| 24/25  | Fire Evacuation Cost           | 41           | 467.46          | 3.31             | 15.47            |
| 24/25  | Fire/hose Extng Main           | 44           | 0.00            | 3.31             | 0.00             |
| 24/25  | Annual IQP Lift Inspection     | 45           | 220.5           | 3.31             | 7.30             |
| 24/25  | Bathrooms/Unblocking of Drains | 49           | 367.5           | 3.31             | 12.16            |
| 24/25  | Graffiti Removal               | 50           | 210             | 3.31             | 6.95             |
| 24/25  | Emergency Lighting             | 52           | 881.06          | 3.31             | 29.16            |
| 24/25  | Cleaning Consumables           | 54           | 1245.89         | 3.31             | 41.24            |
| 24/25  | Cardboard Recycling            | 55           | 1008            | 3.31             | 33.36            |
| 24/25  | Water Backflow Testing         | 60           | 840             | 3.31             | 27.80            |
| 24/25  | BWOF Signage & Passives Checks | 61           | 662.24          | 3.31             | 21.92            |
| 24/25  | Waste Water Charge             | 62           | 9591.75         | 3.32             | 318.45           |
| 24/25  | Fire System Maintenance        | 63           | 1286.25         | 3.31             | 42.57            |
| 24/25  | Fire System Callouts           | 64           | 0.00            | 3.31             | 0.00             |
| 24/25  | Management Fee                 | 65           | 33975.04        | 3.31             | 1,124.57         |
| 24/25  | Access Controlled Doors        | 66           | 308.7           | 3.31             | 10.22            |
| 24/25  | Roller Door Maintenance        | 68           | 231             | 3.31             | 7.65             |
| 24/25  | Sump Pump Testing              | 77           | 0.00            | 3.31             | 0.00             |
| 24/25  | Issue Building WOF             | 80           | 298.28          | 3.31             | 9.87             |
| 24/25  | Auckland Council WOF Fee       | 84           | 136.95          | 3.31             | 4.53             |
| 24/25  | Gutter Clean                   | 94           | 1050            | 3.31             | 34.76            |
| <b>Opex (charged monthly) Approximate ex GST (annual est. total)</b> |                                |              |                 |                  | <b>5,027.71</b>  |
| 24/25  | Rates (split to quarterly)     | 28           |                 |                  | 4,260.20         |
| 24/25  | Insurance (charged annually)   | 29           |                 |                  | 1,869.18         |
| <b>TOTAL exclusive GST</b>   |                                |              |                 |                  | <b>11,157.09</b> |