

# Tenancy Budget

## K150-301 - 301/150 Karangahape Rd

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Common Area Maintenance	101	1995	3.58	71.42
24/25	Electricity - Common	11	32581.92	3.58	1,166.43
24/25	Common Cleaning	12	42525	3.58	1,522.40
24/25	Glass Cleaning	12GLASS	6300	3.58	225.54
24/25	Stainless Steel Clean/Polish	12STEEL	2336.25	3.58	83.64
24/25	Annual External Building Wash	12WASH	5096.7	3.58	182.46
24/25	Water	13	3150	4.65	146.48
24/25	Lift Maintenance	14	4410	3.58	157.88
24/25	Waste Collection Service	15	22031.98	3.58	788.74
24/25	Firealarm Monitoring	16	932.27	3.58	33.38
24/25	Plant Room Charges	18	7860.77	3.58	281.42
24/25	Grounds Maint/Gardening/Lawn	19	4200	3.58	150.36
24/25	Common Area Worm Bins	20	0.00	3.58	0.00
24/25	Lights / elect Maintenance	30	1680	3.58	60.14
24/25	Annual Bldg Carbon Emissions	31	352.95	3.58	12.64
24/25	Pest Control	33	3181.5	3.58	113.90
24/25	Building Access Controls	35	14751.32	3.58	528.10
24/25	Lift/Fire Phone Charge	37	37.8	3.58	1.35
24/25	Fire Evacuation Cost	41	467.46	3.58	16.74
24/25	Fire/hose Extng Main	44	0.00	3.58	0.00
24/25	Annual IQP Lift Inspection	45	598.5	3.58	21.43
24/25	Bathrooms/Unblocking of Drains	49	157.5	3.58	5.64
24/25	Graffiti Removal	50	2079	3.58	74.43
24/25	Emergency Lighting	52	4095	3.58	146.60
24/25	Cleaning Consumables	54	504	3.58	18.04
24/25	Riser Main Testing	59	1091.41	3.58	39.07
24/25	Water Backflow Testing	60	1502.55	3.58	53.79
24/25	BWOF Signage & Passives Checks	61	662.13	3.58	23.70
24/25	Waste Water Charge	62	11025	4.65	512.66
24/25	Fire System Maintenance	63	2625	3.58	93.98
24/25	Fire System Callouts	64	0.00	3.58	0.00
24/25	Management Fee	65	49451.85	3.58	1,770.38
24/25	Access Controlled Doors	66	540.54	3.58	19.35
24/25	Roller Door Maintenance	68	1680	3.58	60.14
24/25	Sump Pump Testing	77	0.00	3.58	0.00
24/25	Issue Building WOF	80	298.26	3.58	10.68
24/25	Car Stacker Maintenance	82	73710	3.58	2,638.82
24/25	Auckland Council WOF Fee	84	236.25	3.58	8.46
24/25	Insurance Excess	86	0.00	3.58	0.00
24/25	Solar Panel Maintenance	88	0.00	3.58	0.00
24/25	Automated Window Control	89	0.00	3.58	0.00

24/25	Annual Anchor Certification	92	1101.45	3.58	39.43
24/25	Gutter Clean	94	525	3.58	18.80
<b>Opex (charged monthly) Approximate ex GST (annual est. total)</b>					<b>11,098.42</b>
24/25	Rates (split to quarterly)	28			5,837.40
25/26	Insurance (charged annually)	29			3,592.58
<b>TOTAL exclusive GST</b>					<b>20,528.40</b>