

# Tenancy Budget

## PO56-3 - 3/56 Pollen St, Ponsonby- 3rd Flr

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
23/24	Common Area Maintenance	101	4500	3.82	171.90
23/24	Common Area Carpark	102	4150	3.70	153.55
23/24	Electricity - Common	11	11536.08	3.82	440.68
23/24	Building Common Electricity	11I	1500	50.49	757.35
23/24	Common Cleaning	12	11159.4	3.82	426.29
23/24	Building Common Cleaning	12I	6500	50.49	3,281.85
23/24	Lift Maintenance	14I	1600	50.49	807.84
23/24	Waste Collection Service	15	64299.72	12.23	7,863.86
23/24	Fire Alarm Monitoring	16I	700	50.49	353.43
23/24	Plant Room Charges	18I	340	50.49	171.67
23/24	Commercial Compost	20W	9763.68	18.30	1,786.75
23/24	Fire Alarm Testing	21I	1039.56	50.49	524.87
23/24	Security Patrols	23	2190	3.82	83.66
23/24	Lights / elect Maintenance	30	2850	3.82	108.87
23/24	Building Electric Maintenance	30I	400	50.49	201.96
23/24	Annual Bldg Carbon Emissions	31	694.8	3.82	26.54
23/24	Pest Control	33	4800	3.82	183.36
23/24	Building Access Controls	35	8315.56	3.82	317.65
23/24	Building Access Controls	35I	500	50.49	252.45
23/24	Lift/Fire Phone Charge	37I	36	50.49	18.18
23/24	Fire Evacuation Cost	41I	445.2	50.49	224.78
23/24	Annual IQP Lift Inspection	45I	210	50.49	106.03
23/24	Cesspit Clean	48	310.5	3.82	11.86
23/24	Bathrooms/Unblocking of Drains	49I	100	50.49	50.49
23/24	Graffiti Removal	50	450	3.82	17.19
23/24	Emergency Lighting	52I	250	50.49	126.23
23/24	Sprinkler Testing	57I	0.00	50.49	0.00
23/24	Automatic Opening Doors	58A	302.28	50.49	0.00
23/24	Automatic Opening Doors	58I	453.72	50.49	229.08
23/24	Riser Main Testing	59I	1148.4	50.49	579.83
23/24	Water Backflow Testing	60I	95.4	50.49	48.17
23/24	BWOF Signage & Passives Checks	61I	747.36	50.49	377.34
23/24	Fire System Maintenance	63I	300	50.49	151.47
23/24	Fire System Callouts (i)	64I	0.00	50.49	0.00
23/24	Management Fee	65	68670.64	3.82	2,623.22
23/24	Access Controlled Doors	66I	0.00	50.49	0.00
23/24	Weed Spray Com Area	67	5872.56	3.82	224.33
23/24	Roller Door Maintenance	68	250	3.82	9.55
23/24	Issue Building WOF	80I	284.8	50.49	143.80
23/24	Auckland Council WOF Fee	84I	136.52	50.49	68.93
23/24	Annual Anchor Certification	92I	480	50.49	242.35

23/24	Gutter Clean	941	300	50.49	151.47
<b>Opex (charged monthly) Approximate ex GST (annual est. total)</b>					<b>23,318.83</b>
23/24	Rates (split to quarterly)	28			10,197.34
23/24	Insurance (charged annually)	29			2,269.94
<b>TOTAL exclusive GST</b>					<b>35,786.11</b>