

# Tenancy Budget

## K150-101 - 101/150 Karangahape Rd

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
23/24	Common Area Maintenance	101	1500	2.43	36.45
23/24	Electricity - Common	11	31030.4	2.43	754.04
23/24	Common Cleaning	12	38686.02	2.43	940.07
23/24	Glass Cleaning	12GLASS	5082.12	2.43	123.50
23/24	Stainless Steel Clean/Polish	12STEEL	2225	2.43	54.07
23/24	Annual External Building Wash	12WASH	4854	2.43	117.95
23/24	Lift Maintenance	14	4200	2.43	102.06
23/24	Waste Collection Service	15	20982.84	2.43	509.88
23/24	Firealarm Monitoring	16	887.88	2.43	21.58
23/24	Plant Room Charges	18	7486.45	2.43	181.92
23/24	Grounds Maint/Gardening/Lawn	19	4501.2	2.43	109.38
23/24	Common Area Worm Bins	20	0.00	2.43	0.00
23/24	Fire Alarm Testing	21	2011.56	2.43	48.88
23/24	Security Patrols	23	6700.04	2.43	162.81
23/24	Lights / elect Maintenance	30	2000	2.43	48.60
23/24	Annual Bldg Carbon Emissions	31	336.14	2.43	8.17
23/24	Pest Control	33	3030	2.43	73.63
23/24	Building Access Controls	35	14048.88	2.43	341.39
23/24	Lift/Fire Phone Charge	37	36	2.43	0.87
23/24	Fire Evacuation Cost	41	445.2	2.43	10.82
23/24	Fire/hose Extng Main	44	0.00	2.43	0.00
23/24	Annual IQP Lift Inspection	45	570	2.43	13.85
23/24	Bathrooms/Unblocking of Drains	49	150	2.43	3.65
23/24	Graffiti Removal	50	1980	2.43	48.11
23/24	Emergency Lighting	52	3900	2.43	94.77
23/24	Cleaning Consumables	54	480	2.43	11.66
23/24	Riser Main Testing	59	1039.44	2.43	25.26
23/24	Water Backflow Testing	60	1431	2.43	34.77
23/24	BWOF Signage & Passives Checks	61	630.6	2.43	15.32
23/24	Fire System Maintenance	63	3440	2.43	83.59
23/24	Fire System Callouts	64	0.00	2.43	0.00
23/24	Management Fee	65	43474.42	2.43	1,056.43
23/24	Access Controlled Doors	66	514.8	2.43	12.51
23/24	Roller Door Maintenance	68	1600	2.43	38.88
23/24	Sump Pump Testing	77	0.00	2.43	0.00
23/24	Issue Building WOF	80	284.06	2.43	6.90
23/24	Car Stacker Maintenance	82	70250.8	2.43	1,707.09
23/24	Auckland Council WOF Fee	84	136.52	2.43	3.32
23/24	Solar Panel Maintenance	88	0.00	2.43	0.00
23/24	Automated Window Control	89	0.00	2.43	0.00
23/24	Annual Anchor Certification	92	1049	2.43	25.49

23/24	Gutter Clean	94	500	2.43	12.15
<b>Opex (charged monthly) Approximate ex GST (annual est. total)</b>					<b>6,839.82</b>
23/24	Rates (split to quarterly)	28			3,701.13
23/24	Insurance (charged annually)	29			2,474.75
<b>TOTAL exclusive GST</b>					<b>13,015.70</b>