

Tenancy Budget

K150-105 - 150 Karangahape Rd, Shop 5, Level 1

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
25/26	Common Area Maintenance	101	4071.13	1.70	69.21
25/26	Electricity - Common	11	44021.51	1.70	748.37
25/26	Common Cleaning	12	42891.14	1.70	729.15
25/26	Glass Cleaning	12GLASS	22591.92	1.70	384.06
25/26	Stainless Steel Clean/Polish	12STEEL	2336.25	1.70	39.72
25/26	Annual External Building Wash	12WASH	5096.7	1.70	86.64
25/26	Lift Maintenance	14	4988.09	1.70	84.80
25/26	Waste Collection Service	15	25789.45	1.70	438.42
25/26	Firealarm Monitoring	16	743.27	1.70	12.64
25/26	Plant Room Charges	18	7554.75	1.70	128.43
25/26	Grounds Maint/Gardening/Lawn	19	6636.71	1.70	112.82
25/26	Commercial Compost	20W	751.78	1.05	7.89
25/26	Fire Alarm Testing	21	2175.52	1.70	36.98
25/26	Security Patrols	23	18551.58	1.70	315.38
25/26	Lights / elect Maintenance	30	3181.27	1.70	54.08
25/26	Annual Bldg Carbon Emissions	31	345.82	1.70	5.88
25/26	Pest Control	33	7797.3	1.70	132.55
25/26	Building Access Controls	35	14778.72	1.70	251.24
25/26	Lift/Fire Phone Charge	37	245.23	1.70	4.17
25/26	Fire Evacuation Cost	41	467.46	1.70	7.95
25/26	Fire/hose Extng Main	44	0.00	1.70	0.00
25/26	Annual IQP Lift Inspection	45	640.5	1.70	10.89
25/26	Bathrooms/Unblocking of Drains	49	309.62	1.70	5.26
25/26	Graffiti Removal	50	4360.65	1.70	74.13
25/26	Emergency Lighting	52	8196.73	1.70	139.34
25/26	Cleaning Consumables	54	102.01	1.70	1.73
25/26	Riser Main Testing	59	1090.15	1.70	18.53
25/26	Water Backflow Testing	60	2551.56	1.70	43.38
25/26	BWOF Signage & Passives Checks	61	1023.97	1.70	17.41
25/26	Fire System Maintenance	63	1762.32	1.70	29.96
25/26	Fire System Callouts	64	3709.1	1.70	63.05
25/26	Management Fee	65	41749.13	1.70	709.74
25/26	Access Controlled Doors	66	840.84	1.70	14.29
25/26	Roller Door Maintenance	68	2387.25	1.70	40.58
25/26	Sump Pump Testing	77	716.63	1.70	12.18
25/26	Issue Building WOF	80	309.95	1.70	5.27
25/26	Car Stacker Maintenance	82	84059.83	1.70	1,429.02
25/26	Auckland Council WOF Fee	84	232.83	1.70	3.96
25/26	Solar Panel Maintenance	88	2874.34	1.70	48.86
25/26	Automated Window Control	89	0.00	1.70	0.00
25/26	Annual Anchor Certification	92	1101.45	1.70	18.72

25/26	Gutter Clean	94	525	1.70	8.93
Opex (charged monthly) Approximate ex GST (annual est. total)					6,345.61
25/26	Rates (split to quarterly)	28			3,207.37
25/26	Insurance (charged annually)	29			1,705.97
TOTAL exclusive GST					11,258.95