

Tenancy Budget

PO56 - 56 Pollen St, Ponsonby - Shop

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Common Area Maintenance	101	2374.84	1.86	44.17
24/25	Electricity - Common	11	11265.79	1.86	209.54
24/25	Building Common Electricity	11I	2399.41	15.56	373.35
24/25	Common Cleaning	12	12433.69	1.86	231.27
24/25	Building Common Cleaning	12I	0.00	15.56	0.00
24/25	Water	13I	0.00	33.33	0.00
24/25	Lift Maintenance	14I	1386	15.56	215.66
24/25	Waste Collection Service	15	80408.42	0.60	482.45
24/25	Fire Alarm Monitoring	16I	450.39	15.56	70.08
24/25	Plant Room Charges	18I	0.00	15.56	0.00
24/25	Common Area Worm Bins	20	0.00	3.12	0.00
24/25	Fire Alarm Testing	21I	602.96	15.56	93.82
24/25	Security Patrols	23	2299.5	1.86	42.77
24/25	Lights / elect Maintenance	30	4238.15	1.86	78.83
24/25	Building Electric Maintenance	30I	0.00	15.56	0.00
24/25	Annual Bldg Carbon Emissions	31	1155	1.86	21.48
24/25	Pest Control	33	4473	1.86	83.20
24/25	Building Access Controls	35	10395.69	1.86	193.36
24/25	Building Access Controls	35I	0.00	15.56	0.00
24/25	Lift/Fire Phone Charge	37I	0.00	15.56	0.00
24/25	Fire Evacuation Cost	41I	317.68	15.56	49.43
24/25	Annual IQP Lift Inspection	45I	0.00	15.56	0.00
24/25	Cesspit Clean	48	600	1.86	11.16
24/25	Bathrooms/Unblocking of Drains	49I	114.45	15.56	17.81
24/25	Graffiti Removal	50	262.5	1.86	4.88
24/25	Emergency Lighting	52I	297.05	15.56	46.22
24/25	Sprinkler Testing	57I	3723.14	15.56	579.32
24/25	Automatic Opening Doors	58I	238.26	15.56	37.07
24/25	Riser Main Testing	59I	642.77	15.56	100.02
24/25	Water Backflow Testing	60I	149.32	15.56	23.23
24/25	BWOF Signage & Passives Checks	61I	392.37	15.56	61.05
24/25	Waste Water Charge	62I	0.00	33.33	0.00
24/25	Fire System Maintenance	63I	0.00	15.56	0.00
24/25	Fire System Callouts (i)	64I	1500.46	15.56	233.47
24/25	Management Fee	65	78112.81	1.86	1,452.90
24/25	Access Controlled Doors	66I	105.8	15.56	16.46
24/25	Weed Spray Com Area	67	0.00	1.86	0.00
24/25	Roller Door Maintenance	68	3391.13	1.86	63.08
24/25	Issue Building WOF	80I	149.13	15.56	23.20
24/25	Auckland Council WOF Fee	84I	0.00	15.56	0.00
24/25	Annual Anchor Certification	92I	504	15.56	78.42

24/25	Gutter Clean	94l	0.00	15.56	0.00
Opex (charged monthly) Approximate ex GST (annual est. total)					4,937.70
24/25	Rates (split to quarterly)	28			5,788.86
25/26	Insurance (charged annually)	29			1,071.51
TOTAL exclusive GST					11,798.07