

Tenancy Budget

K150-503 - 150 Karangahape Rd, Suite 3, Level 5

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
25/26	Common Area Maintenance	101	4071.13	3.08	125.39
25/26	Electricity - Common	11	44021.51	3.08	1,355.86
25/26	Common Cleaning	12	42891.14	3.08	1,321.05
25/26	Glass Cleaning	12GLASS	22591.92	3.08	695.83
25/26	Stainless Steel Clean/Polish	12STEEL	2336.25	3.08	71.96
25/26	Annual External Building Wash	12WASH	5096.7	3.08	156.98
25/26	Water	13	4616.04	4.01	185.10
25/26	Lift Maintenance	14	4988.09	3.08	153.63
25/26	Waste Collection Service	15	25789.45	3.08	794.32
25/26	Firealarm Monitoring	16	743.27	3.08	22.89
25/26	Plant Room Charges	18	7554.75	3.08	232.69
25/26	Grounds Maint/Gardening/Lawn	19	6636.71	3.08	204.41
25/26	Commercial Compost	20W	751.78	2.05	15.41
25/26	Fire Alarm Testing	21	2175.52	3.08	67.01
25/26	Security Patrols	23	18551.58	3.08	571.39
25/26	Lights / elect Maintenance	30	3181.27	3.08	97.98
25/26	Annual Bldg Carbon Emissions	31	345.82	3.08	10.65
25/26	Pest Control	33	7797.3	3.08	240.16
25/26	Building Access Controls	35	14778.72	3.08	455.18
25/26	Lift/Fire Phone Charge	37	245.23	3.08	7.55
25/26	Fire Evacuation Cost	41	467.46	3.08	14.40
25/26	Fire/hose Extng Main	44	0.00	3.08	0.00
25/26	Annual IQP Lift Inspection	45	640.5	3.08	19.73
25/26	Bathrooms/Unblocking of Drains	49	309.62	3.08	9.54
25/26	Graffiti Removal	50	4360.65	3.08	134.31
25/26	Emergency Lighting	52	8196.73	3.08	252.46
25/26	Cleaning Consumables	54	102.01	3.08	3.14
25/26	Riser Main Testing	59	1090.15	3.08	33.58
25/26	Water Backflow Testing	60	2551.56	3.08	78.59
25/26	BWOF Signage & Passives Checks	61	1023.97	3.08	31.54
25/26	Waste Water Charge	62	14797.84	4.01	593.39
25/26	Fire System Maintenance	63	1762.32	3.08	54.28
25/26	Fire System Callouts	64	3709.1	3.08	114.24
25/26	Management Fee	65	41749.13	3.08	1,285.87
25/26	Access Controlled Doors	66	840.84	3.08	25.90
25/26	Roller Door Maintenance	68	2387.25	3.08	73.53
25/26	Sump Pump Testing	77	716.63	3.08	22.07
25/26	Issue Building WOF	80	309.95	3.08	9.55
25/26	Car Stacker Maintenance	82	84059.83	3.08	2,589.04
25/26	Auckland Council WOF Fee	84	232.83	3.08	7.17
25/26	Solar Panel Maintenance	88	2874.34	3.08	88.53

25/26	Automated Window Control	89	0.00	3.08	0.00
25/26	Annual Anchor Certification	92	1101.45	3.08	33.92
25/26	Gutter Clean	94	525	3.08	16.17
Opex (charged monthly) Approximate ex GST (annual est. total)					12,276.39
25/26	Rates (split to quarterly)	28			5,811.01
25/26	Insurance (charged annually)	29			3,090.82
TOTAL exclusive GST					21,178.22