

Tenancy Budget

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

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
23/24	Common Area Maintenance	101	4,500.00	3.82	171.90
23/24	Common Area Carpark	102	4,150.00	3.70	153.55
23/24	Electricity - Common	11	11,536.08	3.82	440.68
23/24	Building Common Electricity	111	1,500.00	50.49	757.35
23/24	Common Cleaning	12	11,159.40	3.82	426.29
23/24	Building Common Cleaning	121	6,500.00	50.49	3,281.85
23/24	Lift Maintenance	141	1,600.00	50.49	807.84
23/24	Waste Collection Service	15	64,299.72	12.23	7,863.86
23/24	Fire Alarm Monitoring	161	700.00	50.49	353.43
23/24	Plant Room Charges	181	340.00	50.49	171.67
23/24	Commercial Compost	20W	9,763.68	18.30	1,786.75
23/24	Fire Alarm Testing	211	760.00	50.49	383.72
23/24	Security Patrols	23	2,190.00	3.82	83.66
23/24	Rates	28	247,121.76	3.82	9,440.05
23/24	Building Insurance	29	60,490.27	3.82	2,310.73
23/24	Lights / elect Maintenance	30	2,850.00	3.82	108.87
23/24	Building Electric Maintenance	301	400.00	50.49	201.96
23/24	Annual Bldg Carbon Emissions	31	694.80	3.82	26.54
23/24	Pest Control	33	4,800.00	3.82	183.36
23/24	Building Access Controls	35	8,315.56	3.82	317.65
23/24	Building Access Controls	351	500.00	50.49	252.45
23/24	Lift/Fire Phone Charge	371	36.00	50.49	18.18
23/24	Fire Evacuation Cost	411	445.20	50.49	224.78
23/24	Annual IQP Lift Inspection	451	210.00	50.49	106.03
23/24	Cesspit Clean	48	310.50	3.82	11.86
23/24	Bathrooms/Unblocking of Drains	491	100.00	50.49	50.49
23/24	Graffiti Removal	50	450.00	3.82	17.19
23/24	Emergency Lighting	521	250.00	50.49	126.23
23/24	Automatic Opening Doors	581	380.00	50.49	191.86
23/24	Water Backflow Testing	601	95.40	50.49	48.17
23/24	BWOF Signage & Passives Checks	611	630.70	50.49	318.44
23/24	Fire System Maintenance	631	300.00	50.49	151.47
23/24	Fire System Callouts (i)	641	0.00	50.49	0.00
23/24	Management Fee	65	68,670.64	3.82	2,623.22
23/24	Weed Spray Com Area	67	5,872.56	3.82	224.33
23/24	Roller Door Maintenance	68	250.00	3.82	9.55
23/24	Issue Building WOF	801	284.80	50.49	143.80
23/24	Auckland Council WOF Fee	841	136.52	50.49	68.93
23/24	Insurance Excess	861	0.00	50.49	0.00
23/24	Biennial Gutter Clean	941	300.00	50.49	151.47
Opex (charged monthly) Approximate ex GST (annual est. total)					34,010.16
23/24	Rates (split to quarterly)	28			10,197.34
23/24	Insurance (charged annually)	29			2,310.73
TOTAL exclusive GST					46,518.23