Tenancy Budget
K150-301 - 150 Karangahape Rd, Suite 1, Level 3

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
25/26	Common Area Maintenance	101	4071.13	3.58	145.75
25/26	Electricity - Common	11	44021.51	3.58	1,575.97
25/26	Common Cleaning	12	42891.14	3.58	1,535.50
25/26	Glass Cleaning	12GLASS	22591.92	3.58	808.79
25/26	Stainless Steal Clean/Polish	12STEEL	2336.25	3.58	83.64
25/26	Annual External Building Wash	12WASH	5096.7	3.58	182.46
25/26	Water	13	4616.04	4.65	214.65
25/26	Lift Maintenance	14	4988.09	3.58	178.57
25/26	Waste Collection Service	15	25789.45	3.58	923.26
25/26	Firealarm Monitoring	16	743.27	3.58	26.61
25/26	Plant Room Charges	18	7554.75	3.58	270.46
25/26	Grounds Maint/Gardening/Lawn	19	6636.71	3.58	237.59
25/26	Commercial Compost	20W	751.78	2.38	17.89
25/26	Lights / elect Maintenance	30	3181.27	3.58	113.89
25/26	Annual Bldg Carbon Emissions	31	345.82	3.58	12.38
25/26	Pest Control	33	7797.3	3.58	279.14
25/26	Building Access Controls	35	14778.72	3.58	529.08
25/26	Lift/Fire Phone Charge	37	245.23	3.58	8.78
25/26	Fire Evacuation Cost	41	467.46	3.58	16.74
25/26	Fire/hose Extng Main	44	0.00	3.58	0.00
25/26	Annual IQP Lift Inspection	45	640.5	3.58	22.93
25/26	Bathrooms/Unblocking of Drains	49	309.62	3.58	11.08
25/26	Graffiti Removal	50	4360.65	3.58	156.11
25/26	Emergency Lighting	52	8196.73	3.58	293.44
25/26	Cleaning Consumables	54	102.01	3.58	3.65
25/26	Riser Main Testing	59	1090.15	3.58	39.03
25/26	Water Backflow Testing	60	2551.56	3.58	91.35
25/26	BWOF Signage & Passives Checks	61	1023.97	3.58	36.66
25/26	Waste Water Charge	62	14797.84	4.65	688.10
25/26	Fire System Maintenance	63	1762.32	3.58	63.09
25/26	Fire System Callouts	64	3709.1	3.58	132.79
25/26	Management Fee	65	41749.13	3.58	1,494.62
25/26	Access Controlled Doors	66	840.84	3.58	30.10
25/26	Roller Door Maintenance	68	2387.25	3.58	85.46
25/26	Sump Pump Testing	77	716.63	3.58	25.66
25/26	Issue Building WOF	80	309.95	3.58	11.10
25/26	Car Stacker Maintenance	82	84059.83	3.58	3,009.34
25/26	Auckland Council WOF Fee	84	232.83	3.58	8.34
25/26	Solar Panel Maintenance	88	2874.34	3.58	102.90
25/26	Automated Window Control	89	0.00	3.58	0.00
25/26	Annual Anchor Certification	92	1101.45	3.58	39.43

25/26	Gutter Clean	94	525	3.58	18.80
Opex (charged monthly) Approximate ex GST (annual est. total)					**13,525.13**
25/26	Rates (split to quarterly)	28			6,754.35
25/26	Insurance (charged annually)	29			3,592.58
TOTAL exclusive GST					**23,872.06**