

# Tenancy Budget

## K150-203 - 150 Karangahape Rd, Suite 203

| 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             | 1355.86       |
| 25/26 | Common Cleaning                | 12           | 42891.14        | 3.08             | 1321.05       |
| 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       | 5096.70         | 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           | 7797.30         | 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           | 640.50          | 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           | 3709.10         | 3.08             | 114.24        |
| 25/26 | Management Fee                 | 65           | 41749.13        | 3.08             | 1285.87       |
| 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             | 2589.04       |
| 25/26 | Auckland Council WOF Fee       | 84           | 232.83          | 3.08             | 7.17          |
| 25/26 | Insurance Excess               | 86           | 0.00            | 3.08             | 0.00          |

|                            |                              |    |         |      |                  |
|----------------------------|------------------------------|----|---------|------|------------------|
| 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 | 525.00  | 3.08 | 16.17            |
|                            |                              |    |         |      | <b>12,276.39</b> |
| 25/26                      | Rates (split to quarterly)   | 28 |         |      | 5,811.01         |
| 25/26                      | Insurance (charged annually) | 29 |         |      | 3,090.82         |
| <b>TOTAL exclusive GST</b> |                              |    |         |      | <b>21,178.22</b> |