

Shed 21 Body Corporate No. 309984
Approved Budget
Effective from 1 July 2025 to 30 June 2026

Item Description	Approved 2025 -2026		Approved 2024 -2025	Actual 2024-2025
	\$		\$	\$
Bank Fees	100	Estimate	225	77
BC - Ex-Contract	2,400	Allowance	1,600	2,438
BC - Facilities Management	37,000	\$3,018.75 pm + cpi	34,000	36,225
BC - Management	26,400	\$6,468.75 pq + cpi	23,500	25,875
Building Compliance/WOF	4,600	\$907.04pq + annual admin fee	3,780	4,533
Common Area Cleaning	35,500	\$2760pm + allowance	33,250	34,563
Cleaning Windows and Buildings	25,000	Estimate	22,500	25,022
Consultancy	2,500	Construction monitoring	5,000	0
Fire & Ventilation Systems				
Fire System Contract	5,000	Estimate	6,250	3,609
Fire System R&M	4,000	Allowance	4,000	23,394
Health & Safety	500	Estimate	115	1,064
Insurance	700,000	2025-2026 Actual	875,000	835,348
Insurance Funding	14,000	Estimate	15,000	14,259
Insurance Valuation	1,600	Next due Jan 2026	0	0
Lift Maintenance	10,000	\$2,179.01 pq + \$1,300 repairs allowance	9,375	10,247
Lift Phone	1,870	\$155.96 pm	1,775	1,840
Long Term Maintenance Plan	3,000	Next due 2025	0	0
Miscellaneous	250	Allowance	250	45
Professional Services	3,000	Services to assist with insurance	5,000	0
Current Repairs and Maintenance	70,000	Estimate	70,000	23,227
Rubbish Removal	30,250	Rubbish \$2,520.09pm	27,900	27,326
Security Services	4,000	Allowance	4,000	4,160
Utilities				
Common Area Electricity	8,000	Estimate	6,250	7,229
Gas Charges	40,000	Allowance	28,000	36,240
Water Rates	6,750	Estimate	4,000	6,773
Sub-Total Routine Operating Expense:	1,035,720		1,180,770	1,123,493
<i>Long Term Maintenance</i>	150,000		200,000	
<i>Contingency</i>	0		20,000	
<i>Prior Period Deficit Clawback</i>	0		5,000	
<i>Special Fund</i>	50,000		0	
Net Total to be Funded by Levy	1,235,720		1,405,770	

Change -12.1%
\$ (170,050)

Shed 21 Body Corporate No. 309984
 Approved Body Corporate Levies
 From 1 July 2025 until further notice

	Utility	Accessory	UI	AU	UI	AU	UI	AU	UI	AU	UI	Total Utility	Annual Levy	Approved Monthly Levies Payable*	
Unit No	Interest (U)	Unit (AU)										Interest	Per Utility Interest	from 01 July 2025	Unit No
1.01	1108											1108	\$13,691.78	\$1,140.98	1.01
1.02	1108											1108	\$13,691.78	\$1,140.98	1.02
1.03	982							AU C3.03	50			1032	\$12,752.63	\$1,062.72	1.03
1.04	831											831	\$10,268.83	\$855.74	1.04
1.05	579											579	\$7,154.82	\$596.23	1.05
2.01	6482	AU31	126	AU32	126	AU S2.01/3	30	AU V2.01/2/3	30			6794	\$83,954.82	\$6,996.23	2.01
2.02	3132	AU34	126			AU S2.02	15					3273	\$40,445.12	\$3,370.43	2.02
2.04	1747	AU4	126			AU S2.04	15					1888	\$23,330.39	\$1,944.20	2.04
2.05	2125	AU10	126			AU S2.05	15					2266	\$28,001.42	\$2,333.45	2.05
2.06	1722	AU2	126			AU S2.06	15					1863	\$23,021.46	\$1,918.46	2.06
2.07	2125	AU9	126			AU S2.07	15					2266	\$28,001.42	\$2,333.45	2.07
2.08	1697	AU23	126			AU S2.08	15					1838	\$22,712.53	\$1,892.71	2.08
2.09	2125	AU8	126			AU S2.09	15					2266	\$28,001.42	\$2,333.45	2.09
2.10	1621	AU14	126			AU S2.10	15					1762	\$21,773.39	\$1,814.45	2.10
2.11	2125	AU7	126			AU S2.11	15					2266	\$28,001.42	\$2,333.45	2.11
2.12	1596	AU15	126			AU S2.12	15					1737	\$21,464.46	\$1,788.70	2.12
2.15	2125	AU6	126			AU S2.15	15					2266	\$28,001.42	\$2,333.45	2.15
2.16	1571	AU16	126			AU S2.16	15					1712	\$21,155.53	\$1,762.96	2.16
2.17	2125	AU35	126			AU S2.17	15					2266	\$28,001.42	\$2,333.45	2.17
2.18	1521	AU17	126			AU S2.18	15					1662	\$20,537.67	\$1,711.47	2.18
2.19	2125	AU21	126			AU S2.19	15					2266	\$28,001.42	\$2,333.45	2.19
2.20	1470	AU19	126			AU S2.20	15					1611	\$19,907.45	\$1,658.95	2.20
2.21	2125	AU33	126			AU S2.21	15					2266	\$28,001.42	\$2,333.45	2.21
2.22	1470	AU26	126			AU S2.22	15					1611	\$19,907.45	\$1,658.95	2.22
2.23	1949	AU28	126			AU S2.23	15					2090	\$25,826.55	\$2,152.21	2.23
2.24	1798	AU39	126			AU S2.24	15					1939	\$23,960.61	\$1,996.72	2.24
3.01	3812	AU1	126			AU S3.01	15					3953	\$48,848.01	\$4,070.67	3.01
3.02	3258	AU5	126			AU S3.02	15					3399	\$42,002.12	\$3,500.18	3.02
3.03	2085	AU38	126			AU S3.03	15	AU S3.25	15			2241	\$27,692.49	\$2,307.71	3.03
3.04	1747	AU43	126			AU S3.04	15					1888	\$23,330.39	\$1,944.20	3.04
3.05	2125	AU37	126			AU S3.05	15					2266	\$28,001.42	\$2,333.45	3.05
3.06	1722	AU3	126			AU S3.06	15					1863	\$23,021.46	\$1,918.46	3.06
3.07	2125	AU41	126			AU S3.07	15					2266	\$28,001.42	\$2,333.45	3.07
3.08	1697	AU44	126			AU S3.08	15					1838	\$22,712.53	\$1,892.71	3.08
3.09	2125	AU36	126			AU S3.09	15					2266	\$28,001.42	\$2,333.45	3.09
3.10	1621	AU30	126			AU S3.10	15					1762	\$21,773.39	\$1,814.45	3.10
3.11	2125	AU11	126			AU S3.11	15					2266	\$28,001.42	\$2,333.45	3.11
3.12	1596	AU27	126			AU S3.12	15					1737	\$21,464.46	\$1,788.70	3.12
3.15	2125	AU13	126			AU S3.15	15					2266	\$28,001.42	\$2,333.45	3.15
3.16	1571	AU24	126			AU S3.16	15					1712	\$21,155.53	\$1,762.96	3.16
3.17	2125	AU22	126			AU S3.17	15					2266	\$28,001.42	\$2,333.45	3.17
3.18	1521	AU18	126			AU S3.18	15					1662	\$20,537.67	\$1,711.47	3.18
3.19	2125	AU29	126			AU S3.19	15					2266	\$28,001.42	\$2,333.45	3.19
3.20	1470	AU20	126			AU S3.20	15					1611	\$19,907.45	\$1,658.95	3.20
3.21	2125	AU42	126			AU S3.21	15					2266	\$28,001.42	\$2,333.45	3.21
3.22	1470	AU12	126			AU S3.22	15					1611	\$19,907.45	\$1,658.95	3.22
3.23	1949	AU25	126			AU S3.23	15					2090	\$25,826.55	\$2,152.21	3.23
3.24	1798	AU40	126			AU S3.24	15					1939	\$23,960.61	\$1,996.72	3.24
Totals	93701		5418		126		660		45		50	100,000	\$1,235,720.00	\$102,976.67	

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

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