

**BODY CORPORATE 46828
UNITS A - F, WINDMILL CENTRE
RICCARTON, CHRISTCHURCH
BUDGET
17TH DECEMBER 2025 TO 16TH DECEMBER 2026**

2024/2025 Budget Amount	2024/2025 Actual Amount	Expense Item:	2025/2026 Budget Amount
		Marsh - AIG	
		- Premium, including Office Bearers Liability	
\$ 10,325.54	\$ 10,325.54	- Units A - E	\$ 10,325.54
\$ 4,925.99	\$ 4,925.99	- Unit F	\$ 4,925.99
\$ 15,251.53	\$ 15,251.53		\$ 15,251.53
\$ -	\$ -	Colliers - Insurance Valuation 2026 (Approx)	\$ 1,150.00
		Skyway Body Corporate:	
\$ 2,526.95	\$ 2,526.95	- Management Fee & Software Fee	\$ 2,619.39
\$ 100.00	\$ 384.21	- Maintenance Commission (Approx)	\$ 150.00
\$ 2,500.00		General Repairs & Maintenance	\$ 3,000.00
	\$ 1,552.50	- Armco Exterior Cleaning	
	\$ 4,263.48	- Complete Power Solutions	
	\$ 297.56	- Glassons Glass	
	\$ 241.64	- GN Brewer	
	\$ 166.18	- Odd Job Johnny	
	\$ 1,482.35	- Welch Building Projects (Insurance Claim)	
		Meeting Room Hire	
\$ 30.00	\$ 30.00	- Riccarton Community Centre 2024	\$ -
	\$ 31.50	- Riccarton Community Centre 2025	\$ -
	\$ -	- Riccarton Community Centre 2026	\$ 31.50
		Plan Heaven	
		- Health & Safety Plan (NB: if both 46828 & 46829 don't accept the quote the cost will increase to \$1,472.00)	\$ 1,017.75
\$ 177.10	\$ 184.69	- Annual Subscription for Long Term Maintenance Plan	\$ 184.00
\$ 7,000.00	\$ 7,000.00	Long Term Maintenance Fund	\$ 7,500.00
\$ 12,334.05	\$ 18,161.06		\$ 15,652.64
\$ 27,585.58	\$ 33,412.59	TOTAL	\$ 30,904.17

Body Corporate Levies - Per Ownership Interest:

			Insurance		Other		Levy Amount
Unit A	(oi)	1245	\$ 1,431.23	+	\$ 1,948.75	=	\$ 3,379.98
Unit B	(oi)	3167	\$ 3,640.73	+	\$ 4,957.19	=	\$ 8,597.92
Unit C	(oi)	1742	\$ 2,002.57	+	\$ 2,726.69	=	\$ 4,729.26
Unit D	(oi)	1742	\$ 2,002.57	+	\$ 2,726.69	=	\$ 4,729.26
Unit E	(oi)	1086	\$ 1,248.45	+	\$ 1,699.88	=	\$ 2,948.32
		8982	\$ 10,325.54				
Unit F	(oi)	1018	\$ 4,925.99	+	\$ 1,593.44	=	\$ 6,519.42
		10000	\$ 15,251.53		\$ 15,652.64		\$ 30,904.17