Approved Annual Budget

Operating Fund

Body Corporate for Plan No. 063582

1 April 2025 to 31 March 2026

4 Glover Street Wellington Wellington Region 5021

Expenditure	Budget 04/25 - 03/26
Body Corporate Manager	11,131.56
Body Corporate Manager - additional services	2,000.00
Caretaking Services - building manager	10,560.00
Consultant - Building Compliance / BWOF(Building Warranty of Fitness)	1,800.00
Consultant - Health & Safety Control Point	9,500.00
Electricity	880.00
Fire Protection Services - maintenance contract	2,785.00
Fire Protection Services - monitoring	3,100.00
Fire Protection Systems	3,000.00
Garden/Lawn Maintenance - Common Area Grounds	11,000.00
Insurance Premiums	315,843.65
Pest Control Services	700.00
Plumbing & Drainage	2,000.00
Repairs and Maintenance	10,000.00
Repairs and Maintenance - Long Term Maintenance Fund	400.00
Taxes, Fees & Charges	1,800.00
Taxes, Fees & Charges - Water Rates	7,550.00
Valuer - insurance valuation	3,478.26
Total Operating Fund Expenditure	**397,528.47**

Additional Revenue	Budget 04/25 - 03/26
Sundry Revenue - utility recoveries	4,750.00
Total Operating Fund Additional Revenue	**4,750.00**

Body Corporate for Plan No. 063582 **1 April 2025 to 31 March 2026**

4 Glover Street Wellington Wellington Region 5021

Operating Fund Summary			**Budget 04/25 - 03/26**
Opening balance	0.00		
Expenditure during budget period	397,528.47		
	397,528.47		
Less Additional revenue during budget period	4,750.00		
Plus Planned surplus at end of budget period	133,151.78		
Plus Allowance for GST on levies	78,889.54	**Per Ent**	
Budgeted levies to be raised $	**604,819.79**	60.4820	
Total Ownership Interest	10000		

*May include insurance contributions

Approved Annual Budget

Operating Fund

Body Corporate for Plan No. 063582

4 Glover Street Wellington Wellington Region 5021

1 April 2025 to 31 March 2026

Cost Centre : CONT

Expenditure	Budget 04/25 - 03/26
Cleaning Service - Building Wash	6,973.91
Doors and Windows	993.97
Electrical Repairs	2,723.48
Fences & Gates	4,969.57
Fire Protection Systems	12,114.78
Painting	908.70
Plumbing & Drainage	806.09
Repairs and Maintenance - contingency	24,862.61
Roadways, Driveways & Parking	27,778.97
Roof	107,655.45
Wall Systems - cladding	752.36
Total Operating Fund Expenditure	**190,539.89**

Operating Fund Summary			**Budget 04/25 - 03/26**
Opening balance		0.00	
Expenditure during budget period		190,539.89	
		190,539.89	
Less	Additional revenue during budget period	0.00	
Plus	Planned surplus at end of budget period	(80,539.89)	
Plus	Allowance for GST on levies	16,500.00	**Per Ent**
Budgeted levies to be raised $		**126,500.00**	12.6500

Aggregate Ownership Interest Entitlement 10000

*May include insurance contributions

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.