

PACIFIC APARTMENTS BODY CORPORATE - ANNUAL BODY CORPORATE BUDGET -

Preliminary Budget for the twelve month period from inception of the Body Corporate based on indicative costs only at time of preparation – actual expenses may vary from these estimates.

Accounting	\$1,500.00
Administration (Includes Bank Fees)	\$1,000.00
Body Corporate Secretary/Administration	\$17,500.00
Building Act Compliance	\$500.00
Common Area Cleaning	
- General	\$15,000.00
- Exterior & Windows	\$4,000.00
- Rubbish Removal	\$6,500.00
- Car Park	\$1,000.00
Electricity – common area	\$18,000.00
Fire Alarm Monitoring/Servicing	\$5,000.00
Insurance	
- Replacement	\$29,346.00
- Valuation (year one)	\$2,000.00
Landscaping and Gardening	\$2,500.00
Lift Service Contract (assume warranty year one)	-
Lift Maintenance (incl telephone)	\$3,000.00
Long Term Maintenance Fund	\$25,000.00
Management - On-site Manager	\$35,000.00
Pool	
- Maintenance & Chemicals	\$5,000.00
- Gas Heating	\$10,000.00
Repairs & Maintenance	
- Common	\$3,000.00
- Electrical (including lamp replacement)	\$3,000.00
SKY Television	\$23,000.00
Water Rates	\$7,000.00
	\$217,846.00
Plus GST	\$27,231.00
	\$245,077.00