

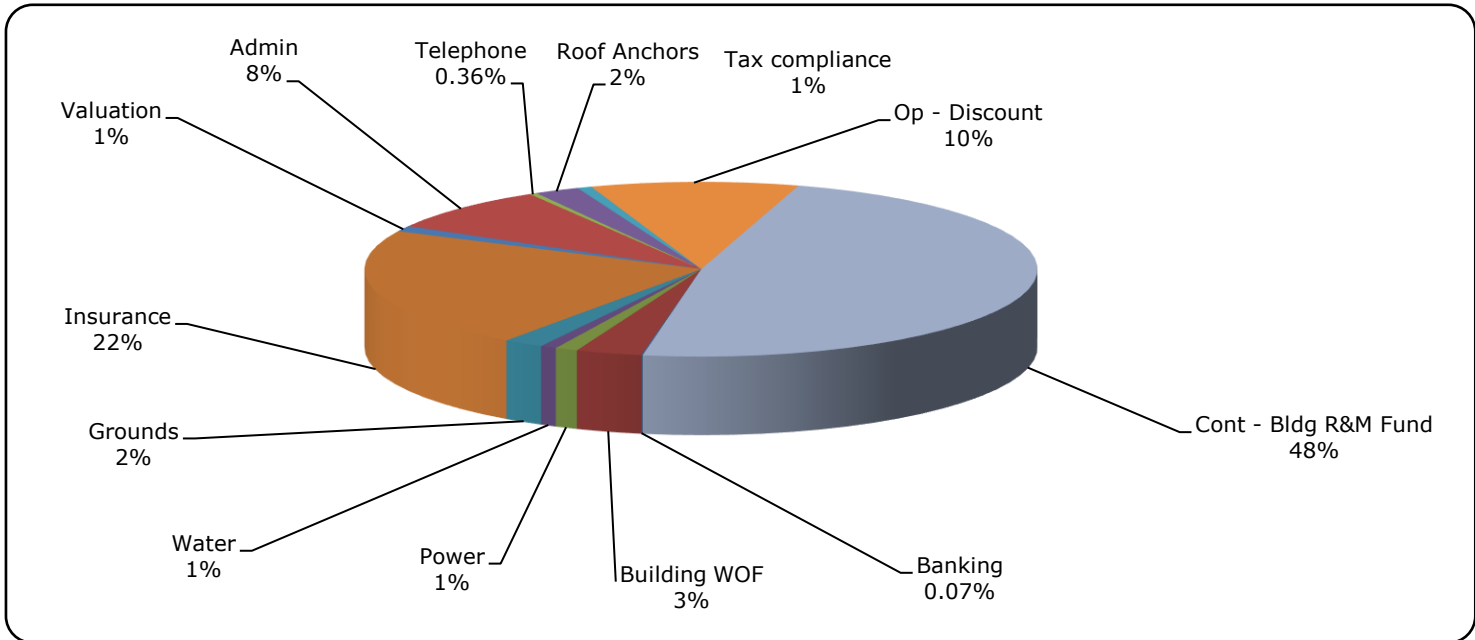
Body Corporate 205301

12 Couldry & 33 Charlotte St, Eden Terrace

Budget - 1 Nov 22 to 31 Oct 23

Status: Adopted Budget at the 2023 AGM

Below is the annual budget for the body corporate. Each unit pays a share of the budget (Levies) based on their Utility Interest.



Item	Amount	Category	Explanation
<u>Operating Funds</u>			
01	\$ 60	Banking	Banking and administration costs
02	\$ 2,630	Building Warrant of Fitness	Fire Safety and Compliance checks and reporting as required by the Building Act
03	\$ 900	Common Power	Power supply to common areas (req'd for ext. lighting, fire alarms etc.)
04	\$ 650	Common Water	Provision to pay for water used in common areas
05	\$ 1,600	Grounds	Cost for gardening and general grounds upkeep
06	\$ 18,584	Insurance	Insurance as required by the Unit Title Act
07	\$ 854	Insurance Valuation	A valuation to ensure bldgs/improvements are covered to their full insurable value
08	\$ 6,900	Management & Admin	Includes Centurion's secretarial fee and administrative costs
09	\$ 300	Telephone Expenses	Telephone expenses for BC Chairperson
010	\$ 1,800	Roof Anchors Certification	Annual certification fee for roof anchors
011	\$ 569	Tax compliance	Tax compliance & filing fees
012	\$ 8,316	Payment Discount	A 10% discount for annual levies if paid on time
	<u>\$ 43,163</u>		
<u>Contingency Funds</u>			
C1	\$ 40,000	Building R&M Fund	A consolidated fund for repainting, repairs & maintenance and other unbudgeted expenditure
	<u>\$ 83,163</u>	TOTAL (incl GST)	

- The due date for inst 1 is 1 Mar 23 & inst 2, 1 Sep 23 (unless otherwise specified). Payments by due dates qualify for the discount.
- In addition, owners may be invoiced for costs directly attributable to their unit (S.124-128, S.138 Unit Titles Act 2010).
- Interest of 10% p.a. will be accrued and charged on any unpaid debt after the due date (S.128(2) Unit Titles Act 2010)
- The Body Corporate appoints and authorises Centurion Management Services Limited to take such steps as it believes are necessary to recover any unpaid sums, including but not limited to the appointment of collection agents/lawyers and taking the matter to the Tenancy Tribunal or court.

8.6% Adopted Increase

Body Corporate 205301

Unit Interest and Body Corporate Levies Budget - 1 Nov 22 to 31 Oct 23

Status: Adopted Budget at the 2023 AGM

Summary of Funds:

Operating	\$43,163
Contingency	\$40,000
Long Term Maintenance	\$0
Current Budget (GST incl)	\$83,163

Note: The Body Corporate has chosen to provide for future Repairs and Maintenance through Contingency Fund rather than "Long Term Maintenance" funds.

Unit	Utility Interest (%)	Share of Levies (S.121, UTA 2010)			Total Levies (GST incl)
		Operating	Contingency	Long Term Maintenance	
12 A	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
12 B	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
12 C	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
12 D	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
12 E	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
12 F	4.32%	\$1,864.66	\$1,728.00	0.00	\$3,592.66
33 G	4.24%	\$1,828.21	\$1,694.22	0.00	\$3,522.43
33 H	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 I	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 J	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 K	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 L	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 M	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 N	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 O	4.16%	\$1,793.68	\$1,662.22	0.00	\$3,455.90
33 P	4.00%	\$1,724.61	\$1,598.22	0.00	\$3,322.84
33 Q	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 R	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 S	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 T	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 U	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 V	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 W	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
33 X	4.08%	\$1,759.15	\$1,630.22	0.00	\$3,389.37
100%		\$43,163	\$40,000	\$0	\$83,163