

BODY CORPORATE S62811 (Sunridge Estate)
674 Ranginui Road, Welcome Bay, Tauranga 3175
21 Residential Stand alone Units
Budget 1 October 2024 - 30 September 2025 (12 months)



Note: This draft estimated budget has been prepared from figures used as at the date of preparation.
GST INCLUSIVE (Not GST registered)

OPERATING INCOME:
 BC Levies (including gst) \$76,833.33
TOTAL INCOME (including gst): \$76,833.33

LESS EXPENSES:

Prior Budget GST Incl.	Actuals	Variance	Description	(12 months) GST Incl.	No Allowances - Estimates
1,201	1,318	117	Accounting inc Xero, IR4 Filing, GST & EOY	1,750	
5,195	5,195	0	BC Administration inc CPI adjustments	5,361	
415	430	15	BWOF - Compliance Inspections	452	
500	0	-500	Contingency Provision	500	
4,566	4,586	20	Electricity - Common Area	4,815	
28,710	34,360	5,650	Grounds & Landscaping	31,802	
300	171	-129	Health & Safety - Contractor Engagement - Hazard & Accident Register	1,450	
936	933	-3	Insurance - Office Bearers Liability	1,119	
6,776	6,700	-76	Insurance - Property Owners	8,096	
0	0	0	Insurance - Valuation	1,331	
0	0	0	Legal	-	
0	1,208	1,208	Long Term Maintenance Plan (LTMP)	-	
7,000	7,000	0	LTMF: General Allocation	7,000	
884	1,838	954	LTMF: Sewerage Easement allocation Neighbour	928	
0	575	575	R&M - Buildings	-	
0	3,521	3,521	R&M - Gates	300	
0	510	510	R&M - General Maintenance	500	
9,800	10,884	1,084	R&M - Pool Service	11,428	
66,283.00	79,229.48	12,946.48	Total (Including GST)	76,833.33	

Equal Levy budget apportionment less Easement \$3,615 Per House Per Annum

- Notes**
- 1) Draft Estimated Budget has been prepared from figures used as at the date of preparation
 - 2) Ground & Possible Water Rates do not form part of the BC Budget – These are individual Owners costs
 - 3) The Body Corporate will need to consider the establishment of a Long-Term Maintenance Fund. Under the UTA Act 2010 it is compulsory to have a Long-Term Maintenance Plan (s116), however, it is not compulsory establish funds (s117). The Body Corporate can consider an appropriate annual fund contribution in association with the (LTMP). The BC will need to establish what initial contribution will be, and this will be reviewed at each future AGM
 - 4) The Registered Valuations are for Insurance purposes Biennially
 - 5) The New Health and Safety at Work Act 2015 legislation requires the Body Corporate to comply with all H&S obligations