

Body Corporate Budget

ZEST RESIDENCES

Lot 1419 & 1420 (3-5) Gardiner Street, DARWIN NT

Total Entitlements 7,000 No: Units 104

Proposed Annual Budget - Year 2010

Caretakers Contract	\$124,800.00
Gardens & Grounds Equipment	\$1,560.00
Building Maintenance	\$10,920.00
Electricity-Common Areas	\$52,000.00
Fire Equipment	\$5,200.00
Lift Expenses	\$14,400.00
Pest Control	\$2,600.00
Pool Equipment	\$1,560.00
Sundries	\$4,160.00

Rubbish Removal	\$18,720.00
Sewerage Charges	\$37,960.00
Water Usage Charges	\$41,600.00

Management Fees	\$15,600.00
Postage, Printing & Outlays	\$936.00
BAS Preparation Fees & Tax Returns	\$936.00
Bank Charges	\$104.00

Building Replacement & Public Liability	\$30,000.00
Total Administration Budget	\$363,056.00

Sinking Fund	\$50,000.00
Total Budget	\$413,056.00

Sinking Fund first four years	-\$50,000.00
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Total Budget payable by Owners	\$363,056.00
Budget Based on a completion date of 30th June 2011	

Budget Prepared by:



LICENSED REAL ESTATE AGENTS

strata
property
management

Proposed Budget & Lot Liabilities including Sinking Fund Contributions

Unit No:	Interest Lot Entitlement:	Contribution Lot Entitlement:	Quarterly Admin:	Annual Admin:	Quarterly Sinking:	Annual Sinking:	Quarterly Total Fees:	Annual Total Fees:
101	82	82	\$ 1,063.24	\$4,252.94	\$ -	\$ -	\$ 1,063.24	\$ 4,252.94
102	35	35	\$ 453.82	\$ 1,815.28	\$ -	\$ -	\$ 453.82	\$ 1,815.28
301	79	79	\$ 1,024.34	\$ 4,097.35	\$ -	\$ -	\$ 1,024.34	\$ 4,097.35
302	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
303	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
304	70	70	\$ 907.64	\$ 3,630.56	\$ -	\$ -	\$ 907.64	\$ 3,630.56
305	70	70	\$ 907.64	\$ 3,630.56	\$ -	\$ -	\$ 907.64	\$ 3,630.56
306	79	79	\$ 1,024.34	\$ 4,097.35	\$ -	\$ -	\$ 1,024.34	\$ 4,097.35
307	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
308	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
309	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
310	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
311	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
312	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
313	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
314	68	68	\$ 881.71	\$ 3,526.83	\$ -	\$ -	\$ 881.71	\$ 3,526.83
401	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
402	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
403	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
404	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
405	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
406	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
407	67	67	\$ 868.74	\$ 3,474.96	\$ -	\$ -	\$ 868.74	\$ 3,474.96
408	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
409	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
410	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
411	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
412	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
413	54	54	\$ 700.18	\$ 2,800.72	\$ -	\$ -	\$ 700.18	\$ 2,800.72
414	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
501	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
502	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
503	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
504	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
505	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69

Utilities

Interstate utilities usually do not include rubbish, sewerage or water rates as they are billed via council rates directly to the unit owner. In the NT these are paid in bulk by the body corporate on behalf of the owners.

Developers Contribution to Sinking Fund *

The developer will pay a sinking fund contribution of \$50,000 for the first four years of the body corporates operation. Owners should note that at the end of this period that budget contributions will increase. The increase will be calculated at that time based on the current costs and in consultation between the members and the body corporate manager.



Proposed Budget & Lot Liabilities including Sinking Fund Contributions

Unit No:	Interest Lot Entitlement:	Contribution Lot Entitlement:	Quarterly Admin:	Annual Admin:	Quarterly Sinking:	Annual Sinking:	Quarterly Total Fees:	Annual Total Fees:
506	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
507	69	69	\$ 894.67	\$ 3,578.69	\$ -	\$ -	\$ 894.67	\$ 3,578.69
508	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
509	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
510	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
511	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
512	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
513	55	55	\$ 713.15	\$ 2,852.58	\$ -	\$ -	\$ 713.15	\$ 2,852.58
514	70	70	\$ 907.64	\$ 3,630.56	\$ -	\$ -	\$ 907.64	\$ 3,630.56
601	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
602	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
603	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
604	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
605	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
606	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
607	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
608	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
609	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
610	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
611	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
612	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
613	57	57	\$ 739.08	\$ 2,956.31	\$ -	\$ -	\$ 739.08	\$ 2,956.31
614	71	71	\$ 920.61	\$ 3,682.43	\$ -	\$ -	\$ 920.61	\$ 3,682.43
701	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
702	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
703	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
704	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
705	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
706	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
707	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
708	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04
709	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04
710	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04
711	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04
712	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04

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Proposed Budget & Lot Liabilities including Sinking Fund Contributions

Unit No:	Interest Lot Entitlement:	Contribution Lot Entitlement:	Quarterly Admin:	Annual Admin:	Quarterly Sinking:	Annual Sinking:	Quarterly Total Fees:	Annual Total Fees:
713	59	59	\$ 765.01	\$ 3,060.04	\$ -	\$ -	\$ 765.01	\$ 3,060.04
714	73	73	\$ 946.54	\$ 3,786.16	\$ -	\$ -	\$ 946.54	\$ 3,786.16
801	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
802	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
803	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
804	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
805	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
806	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
807	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
808	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
809	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
810	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
811	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
812	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
813	61	61	\$ 790.94	\$ 3,163.77	\$ -	\$ -	\$ 790.94	\$ 3,163.77
814	75	75	\$ 972.47	\$ 3,889.89	\$ -	\$ -	\$ 972.47	\$ 3,889.89
901	77	77	\$ 998.40	\$ 3,993.62	\$ -	\$ -	\$ 998.40	\$ 3,993.62
902	77	77	\$ 998.40	\$ 3,993.62	\$ -	\$ -	\$ 998.40	\$ 3,993.62
903	77	77	\$ 998.40	\$ 3,993.62	\$ -	\$ -	\$ 998.40	\$ 3,993.62
904	77	77	\$ 998.40	\$ 3,993.62	\$ -	\$ -	\$ 998.40	\$ 3,993.62
905	78	78	\$ 1,011.37	\$ 4,045.48	\$ -	\$ -	\$ 1,011.37	\$ 4,045.48
906	78	78	\$ 1,011.37	\$ 4,045.48	\$ -	\$ -	\$ 1,011.37	\$ 4,045.48
907	78	78	\$ 1,011.37	\$ 4,045.48	\$ -	\$ -	\$ 1,011.37	\$ 4,045.48
908	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
909	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
910	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
911	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
912	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
913	63	63	\$ 816.88	\$ 3,267.50	\$ -	\$ -	\$ 816.88	\$ 3,267.50
914	77	77	\$ 998.40	\$ 3,993.62	\$ -	\$ -	\$ 998.40	\$ 3,993.62
1001	110	110	\$ 1,426.29	\$ 5,705.17	\$ -	\$ -	\$ 1,426.29	\$ 5,705.17
1002	101	101	\$ 1,309.59	\$ 5,238.38	\$ -	\$ -	\$ 1,309.59	\$ 5,238.38
1003	101	101	\$ 1,309.59	\$ 5,238.38	\$ -	\$ -	\$ 1,309.59	\$ 5,238.38
1004	110	110	\$ 1,426.29	\$ 5,705.17	\$ -	\$ -	\$ 1,426.29	\$ 5,705.17
TOTAL	7000	7000	\$ 90,764.00	\$ 363,056.00	\$ -	\$ -	\$ 90,764.00	\$ 363,056.00

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