

GLADESMERE COURT

SERVICE CHARGE BUDGET

01/01/2018 - 31/12/2018



 david charles
 property consultants

020 8866 0001

CATEGORY	SERVICE CHARGE BUDGET 2018
CLEANING	
Internal Common Parts (fortnightly)	£1,929.60
Window Cleaning (quarterly)	£410.00
TOTAL CLEANING	£2,339.60
GARDEN MAINTENANCE	
Garden Contract (weekly visit)	£2,600.00
Additional Ad. Hoc Gardening (compost/ plants etc)	£500.00
Tree Pruning	£500.00
TOTAL GARDEN MAINTENANCE	£3,600.00
GENERAL MAINTENANCE	
Batteries & Bulbs	£200.00
General Maintenance Contingency	£1,832.40
Gutter Vacuum (annual)	£100.00
Pest Control	£0.00
TOTAL GENERAL MAINTENANCE	£2,132.40
HEALTH & SAFETY INSPECTIONS	
Asbestos Survey	£0.00
Fire Risk & Health and Safety Risk Assessments (2019)	£0.00
Emergency Light Testing (monthly)	£804.00
5 Yr Electrical Test (2018)	£450.00
TOTAL HEALTH & SAFETY INSPECTIONS	£1,254.00
INSURANCE	
Buildings & Terrorism Insurance	£3,000.00
Directors & Officers Insurance	£250.00
Engineering Insurance	£300.00
TOTAL INSURANCE	£3,550.00
LIFT	
Annual Servicing Contract	£320.00
Contingency for Repairs & Callouts	£1,200.00
Lift Telephone Line	£200.00
TOTAL LIFT	£1,720.00
PROFESSIONAL FEES	
Accountants Fees - Preparation of Year End Accounts	£480.00
Company Registrar & Filing Fee	£70.00
Managing Agents Fee - David Charles Property Consultants	£4,080.00
Out of Hours Emergency Call Handling	£54.00
TOTAL MANAGEMENT FEES	£4,684.00
SECURITY SYSTEM	
CCTV Annual Service Contract	£200.00
CCTV Contingency for Repairs & Call-outs	£100.00
TOTAL SECURITY SYSTEM	£300.00
SEWAGE PUMP	
Annual Service Contract (bi-annual)	£500.00
Contingency for Jetting & Maintenance	£500.00
TOTAL WATER RATES	£1,000.00
UTILITIES	
Electricity Consumption	£1,200.00
Water Consumption (garden tap)	£40.00
TOTAL UTILITIES	£1,240.00
TOTAL EXPENDITURE EXCLUDING RESERVE FUND	£21,820.00
RESERVE FUND	
General Reserve	£4,800.00
TOTAL RESERVE FUND	£4,800.00
TOTAL SERVICE CHARGE	£26,620.00

GLADESMERE COURT**SERVICE CHARGE BUDGET APPORTIONMENTS**

01/01/2018 - 31/12/2018


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FLAT	%	TOTAL BUDGET	PER ANNUM	PER QUARTER
Flat 1	5.97%	£26,620.00	£1,589.21	£397.30
Flat 2	6.21%	£26,620.00	£1,653.10	£413.28
Flat 3	6.83%	£26,620.00	£1,818.15	£454.54
Flat 4	4.73%	£26,620.00	£1,259.13	£314.78
Flat 5	7.14%	£26,620.00	£1,900.67	£475.17
Flat 6	6.21%	£26,620.00	£1,653.10	£413.28
Flat 7	7.72%	£26,620.00	£2,055.06	£513.77
Flat 8	6.21%	£26,620.00	£1,653.10	£413.28
Flat 9	7.23%	£26,620.00	£1,924.63	£481.16
Flat 10	4.73%	£26,620.00	£1,259.13	£314.78
Flat 11	7.14%	£26,620.00	£1,900.67	£475.17
Flat 12	6.21%	£26,620.00	£1,653.10	£413.28
Flat 14	6.99%	£26,620.00	£1,860.74	£465.18
Flat 15	10.00%	£26,620.00	£2,662.00	£665.50
Flat 16	6.68%	£26,620.00	£1,778.22	£444.55
	100.00%		£26,620.00	£6,655.00