

**HANOVER CLOSE (ASHFORD) LIMITED****SERVICE CHARGE BUDGET**

01/01/2018- 31/12/2018

david charles  
property consultants**020 8866 0001**

<b>CATEGORY</b>	<b>BUDGET 2018</b>
<b>ELECTRICITY CONSUMPTION</b>	
Common Areas	£160.00
<b>TOTAL ELECTRICITY CONSUMPTION</b>	<b>£160.00</b>
<b>GARDEN MAINTENANCE</b>	
Grounds Maintenance Contract	£1,638.00
Garden Waste Bin Hire	£142.00
Clearing Bin Store	£0.00
<b>TOTAL GARDEN MAINTENANCE</b>	<b>£1,780.00</b>
<b>HEALTH &amp; SAFETY</b>	
Health Safety & General Risk Assessment	£0.00
Landlords 5 Year Electrical Test (2018)	£250.00
<b>TOTAL HEALTH &amp; SAFETY</b>	<b>£250.00</b>
<b>INSURANCE</b>	
Buildings Insurance & Terrorism	£2,350.00
Directors & Officers Insurance	£170.00
<b>TOTAL INSURANCE</b>	<b>£2,520.00</b>
<b>MAINTENANCE</b>	
General Maintenance Contingency	£500.00
<b>TOTAL MAINTENANCE</b>	<b>£500.00</b>
<b>PROFESSIONAL FEES</b>	
Accountants - Year End Service Charge & Statutory Accounts	£180.00
Company Registrar & Filing Fees	£70.00
Managing Agents - David Charles Property Consultants Limited	£2,520.00
Out of Hours Emergency Call Handling	£32.40
<b>TOTAL PROFESSIONAL FEES</b>	<b>£2,802.40</b>
<b>TOTAL EXPENDITURE EXCLUDING RESERVE FUND</b>	<b>£8,012.40</b>
<b>RESERVE FUND</b>	
General Reserve	£300.00
<b>TOTAL RESERVE FUND</b>	<b>£300.00</b>
<b>TOTAL SERVICE CHARGE</b>	<b>£8,312.40</b>
<b>TOTAL SERVICE CHARGE PER PROPERTY PER ANNUM</b>	<b>£923.60</b>