

<b>40 EASTCOTE ROAD PINNER, MIDDLESEX</b>	
	<b>2017-2018</b>
<b>SCHEDULE 1 - ESTATE &amp; BLOCK</b>	
Concierge Salary Incl on -costs	15000
Maintenance of Landscaped Areas	12420
Tree Works	2500
General Repairs	13000
One off General Repairs	0
Cleaning of Pond Area + Water Feature Pump	500
Communal Area Cleaning	5800
Refuse Bin Cleaning	1200
Window Cleaning	450
Ariel System Maintenance and Repairs	500
Door Entry System Maintenance and Repairs	700
Fire Equipment Maintenance	1200
Compliance with Regulatory Reform (Fire Safety) Order 2006	400
Electricity Supply and Bulb Maintenance	6250
Lift Maintenance and repairs	1800
Buildings / Terrorism Insurance Premium	11000
Engineering Insurance	460
D&O liability	350
Maintenance of Cold Water Break Tank & Foul Pumps	2500
Accountancy, Administration & Audit Fees	1500
Corporation Tax	250
Out of Hours	130
Professional Fees	
Management Fee	7350
Telephone/Stationery/Postage	1000
Office Computer & Printer	50

<b>Sub Total</b>	<b>86310</b>
<b>Reserve Funds for Longer Term Maintenance</b>	<b>2017-2018</b>
Internal Communal Area Redecoration	£4,300
External Redecoration	£2,000
Major Structural Repairs	£700
Major Repairs to Accessways, Ducts and Drains	£700
Major Repair/Redecoration of External Walls, Fences & Railings	£500
Major Repairs to Passanger Lifts	£1,800
<b>TOTAL SCHEDULE 1 COSTS</b>	<b>£10,000</b>
<b>SCHEDULE 2 - COMMUNAL WATER CONSUMPTION</b>	
Water & Sewerage	10000
<b>TOTAL SCHEDULE 2 COSTS</b>	<b>£10,000</b>
<b>SCHEDULE 3 - UNDERGROUND GARAGE</b>	
Buildings / Terrorism Insurance Premium	£1,000
Gate Maintenance and Repairs	£750
Electricity Supply and Bulb Maintenance	£2,000
Petroleum License	£0
<b>Sub Total</b>	<b>£3,750</b>
<b>Reserve Funds for Longer Term Maintenance</b>	
Major Repairs to Car Park Surface	£250
Internal Redecoration of Car Park	£1,350
Major Repairs to Vehicle Gates and Shutters	£550
<b>TOTAL SCHEDULE 3 COSTS</b>	<b>£5,900</b>
<b>TOTAL COSTS</b>	<b>£112,210</b>