

Service Charge Budget

ETON RIVERSIDE MANAGEMENT LIMITED
SEPTEMBER 2017 -SEPTEMBER 2018


david charles
property consultants

020 8866 0001

CATEGORY	Budget
INSURANCE	
Buildings Insurance	22000
Mechanical & electrical insurance	0
Director & Officers Insurance	0
TOTAL INSURANCE	22000
GARDEN MAINTENANCE	
Garden works and hanging basket contract	1600
Garden Improvement	0
TOTAL GARDEN MAINTENANCE	1600
CLEANING	
Common Parts	4500
Refuse bins sanitization/hire	0
Carpet Cleaning	600
TOTAL CLEANING	5100
GATE MAINTENANCE	
Garage gate maintenance and repairs	1610
Security	1920
CCTV system maintenance and repairs	1000
BT Broadband service for CCTV	400
Entryphone Maintenance	680
TOTAL GATE MAINTENANCE	5610
LIFT MAINTENANCE	
Lift maintenance	2000
Lift telephone line rental	650
Lift repairs	2000
TOTAL LIFT MAINTENANCE	4650
MECHANICAL & ENGINEERING	
Air conditioning contract	4800
Air conditioning repairs	1900
TOTAL MECHANICAL & ENGINEERING MAINTENANCE	6700

GENERAL MAINTENANCE	
Daily Handyman costs	10000
General building repairs	15000
TOTAL GENERAL MAINTENANCE	25000
WINDOW CLEANING	
Common Areas	700
TOTAL WINDOW CLEANING	700
HEALTH & SAFETY	
Fire alarm & smoke vent contract	650
Cold water tank inspection, sampling and risk assessment	1000
Cold water pump maintenance & repairs	1000
Fire risk, health and safety assessments	500
TOTAL HEALTH & SAFETY	3150
WATER	
Environmental agency licence for mooring	300
Water rates for common parts	5500
TOTAL WATER RATES	5800
ELECTRICITY CONSUMPTION	
Communal areas	9600
TOTAL ELECTRICITY CONSUMPTION	9600
PROFESSIONAL FEES	
Companies' House fee	70
Out of hours emergency contract	90
David Charles Property Consultants	10250
Accounts	1000
TOTAL PROFESSIONAL FEES	11410
TOTAL EXPENDITURE EXCLUDING SINKING FUND	101320
SINKING FUND	
Contribution towards all redecoration, lift, carpets	50000
TOTAL SINKING FUND	50000
TOTAL SERVICE CHARGE	151320