

NOWER COURT
SERVICE CHARGE BUDGET 2018



david charles
property consultants

020 8866 0001

CATEGORY	Agreed Budget to 31.12.2018
INSURANCE	
Buildings Insurance	1829
Director & Officers Insurance	309
TOTAL INSURANCE	2138
GARDEN MAINTENANCE	
Garden Contract	3388
Garden Extras	
Garden pond	210
TOTAL GARDEN MAINTENANCE	3598
CLEANING	
Common Parts	1061
Refuse bins clean	0
Carpet Cleaning	0
TOTAL CLEANING	1061
ENTRYPHONE SYSTEM	
Installation of Service	0
Entryphone Maintenance	150
TOTAL GATE MAINTENANCE	150
GENERAL MAINTENANCE	
General repair contingency	1300
Light Bulbs	20
TOTAL GENERAL MAINTENANCE	1320
WINDOW CLEANING	
All flats and common Areas	545
TOTAL WINDOW CLEANING	545
HEALTH & SAFETY	
Smoke Alarm Installation	500
Maintenance & repairs	100
Fire risk, health and safety assessments	410
TOTAL HEALTH & SAFETY	1010
WATER RATES	
Water Rates for Common Parts	40

CATEGORY	Agreed Budget to 31.12.2018
TOTAL WATER RATES	40
ELECTRICITY CONSUMPTION	
Communal areas	586
TOTAL ELECTRICITY CONSUMPTION	586
PROFESSIONAL FEES	
Companies' House fee	70
David Charles Property Consultants	3000
Out of Hours Cover Yearly	32
Accounts	450
Accountants Set Up Fee New Company	0
TOTAL PROFESSIONAL FEES	3552
TOTAL EXPENDITURE EXCLUDING SINKING FUND	14000
SINKING FUND	
Decoration of common parts every 5 years/Garden Works	2000
Replacement of communal carpets	
TOTAL SINKING FUND	2000
TOTAL SERVICE CHARGE	16000
TOTAL SERVICE CHARGE PER FLAT 10 IN TOTAL	1600

Each Flat currently paying £1600.00 = £16K Budget agreed to be held @ £16K