

SERVICE CHARGE BUDGET

58 WEST HEATH DRIVE

01.04.2018-31.03.2019



CATEGORY	58 WEST HEATH DRIVE, LONDON NW11	Budget 2018-2019
INSURANCE		
Buildings Insurance		6,800
Director & Officers Insurance		400
Engineering Insurance		1,315
TOTAL INSURANCE		8,515
GARDEN MAINTENANCE		
Garden Contract		3,200
Garden Additional		300
Tree Pruning		
TOTAL GARDEN MAINTENANCE		3,500
CLEANING		
Common Parts Contract		6,250
Cleaning - Miscellaneous		360
TOTAL CLEANING		6,610
GENERAL MAINTENANCE		
Insurance Claims		0
Lighting		500
Electric Gate Maintenance (Garage)		600
Security Maintenance CCTV		500
BT Broadband Service		400
General Maintenance		3000
TOTAL GENERAL MAINTENANCE		5,000
Lifts		
Lift Maintenance Contract		850
General Lift Maintenance costs		750
BT Lift Telephone Line		800
TOTAL LIFTS		2,400
PUMP STATIONS		
Cold Water Booster Bi annual Service		750
Groundwater Pumping Station Annual Service		650
TOTAL PUMPING STATIONS		1,400
WINDOW CLEANING		
All Areas		1,600
TOTAL WINDOW CLEANING		1,600
HEALTH & SAFETY		
Fire Risk Assesment		300
Water Treatments		1,600
General Risk Assessment		
Smoke Alarm Maintenance		550
TOTAL HEALTH & SAFETY		2,450

WATER RATES	
Water Rates for Common Parts	
TOTAL WATER RATES	0
ELECTRICITY CONSUMPTION	
Common Parts	2,823
TOTAL ELECTRICITY CONSUMPTION	2,823
ACCOUNTS	600
TOTAL ACCOUNTS	600
STATUTORY EXPENDITURE	
Companies' House fee	72
One off Fee	
TOTAL STATUTORY EXPENDITURE	72
MANAGEMENT FEE	
Out of Hours Cover	30
David Charles Property Consultants Limited	3,000
TOTAL MANAGEMENT FEE	3,030
TOTAL EXPENDITURE EXCLUDING SINKING FUND	38,000
SINKING FUND	
Decoration of common parts every 5 years	3,000
TOTAL SINKING FUND	3,000
TOTAL SERVICE CHARGE	41,000

Flat 1 15%	6150
Flat 2 15%	6150
Flat 3 14%	5740
Flat 4 13%	5330
Flat 5 14%	5740
Flat 6 12%	4920
Flat 7 17%	6970
	<u>41,000</u>