

	SITE WIDE ESTATE COSTS TO BE SPLIT BETWEEN 725 UNITS
1. Maintenance	
▪ Ground Maintenance	£ 37,500.00
▪ Lake / Ecology Maintenance	£ 18,000.00
▪ Waste Management	£ 1,125.00
▪ External Repairs & Maintenance Fund	£ 2,000.00
▪ Pest Control	£ 2,350.00
▪ Pumping Station Maintenance	£ 2,500.00
2. Reserves	
▪ External Sinking Fund	£ 4,500.00
3. Insurance	
▪ Product & Public Liability Inc IPT & Terrorism	£ 2,925.00
4. Administration	
▪ Management Fees * (3)	£ -
▪ Company Secretary Fees	£ 500.00
▪ Accountancy Fee	£ 1,000.00
▪ Directors & Officers Insurance	£ 695.00
▪ Bank Charges	£ 220.00
Total (VAT: All figures are inclusive of vat, a breakdown can be supplied upon request.)	£ 73,315.00

ANNUAL COSTS FOR SITE WIDE ESTATE CHARGES PER UNIT	£ 101.12
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Per Month:	£ 8.43
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Please Note: This Estimated Service Charge Budget is for Year 1 only and is subject to change in year 2 following expiry of warranty/contract end.