

ESTIMATED SERVICE CHARGE BUDGET: SITE WIDE COSTS

DEVELOPMENT: CHANNELS, CHELMSFORD, CM3 3PT

NUMBER OF UNITS: 725

1. Maintenance		SITE WIDE ESTATE COSTS TO BE SPLIT BETWEEN 725 UNITS
• Ground Maintenance		£ 37,500.00
• Lake / Ecology Maintenance		£ 34,000.00
• Waste Management		£ 1,125.00
• External Repairs & Maintenance Fund		£ 2,000.00
• Pest Control		£ 2,350.00
• Pumping Station Maintenance		£ 2,500.00
• Health and Safety Inspection		£ 1,000.00
2. Reserves		
• External Sinking Fund		£ 4,500.00
3. Insurance		
• Directors & Officers Insurance		£ 800.00
• Product & Public Liability Inc IPT & Terrorism		£ 2,925.00
4. Administration		
• Management Fees * (3)		£ -
• Company Secretary Fees		£ 500.00
• Accountancy Fee		£ 1,000.00
• Bank Charges		£ 220.00
Total (VAT: All figures are inclusive of vat, a breakdown can be supplied upon request.)		£ 90,420.00

ANNUAL COSTS FOR SITE WIDE ESTATE CHARGES PER UNIT	£ 124.72
---	-----------------

Per Month:	£ 10.39
------------	---------