



Eagle Rise & Aqua Verde Service Charge Budget

Year End 30th June 2023

As Agreed by CCMC Ltd Directors 20th June 2022



	2022-23 BUDGET	ESTATE CHARGE	PRIVATE ROAD AREA COSTS	APARTMENT AREA COSTS	RETAIL UNIT AREA COSTS
Maintenance					
General Grounds Maintenance	£33,420	£29,220	£300	£3,900	£0
Courtyard Maintenance	£100	£0	£0	£0	£100
Dog Waste Collection	£1,500	£1,500	£0	£0	£0
External Repairs & Maintenance	£3,620	£3,620	£0	£0	£0
Fixed Wire Testing	£0	£0	£0	£0	£0
Reserves					
General Improvement Fund	£1,850	£1,500	£50	£250	£50
Road Maintenance Reserve Fund	£1,850	£1,500	£50	£250	£50
Mandatory External Sinking Fund	£1,850	£1,500	£50	£250	£50
Utilities					
Estate Lighting & Communal Electricity	£2,350	£1,500	£600	£200	£50
Insurance					
Public Liability Insurance	£1,960	£1,470	£0	£0	£0
Administration					
Management Fees	£25,800	£25,800	£0	£0	£0
Management Company Expenses	£2,000	£2,000	£0	£0	£0
Health & Safety Risk Assessment	£1,488	£1,488	£0	£0	£0
Accountancy Fee	£1,632	£1,632	£0	£0	£0
Director & Officers Insurance	£525	£525	£0	£0	£0
CCMC Sub-Total	£79,455	£73,255	£1,050	£4,850	£300
Site Wide Estate Costs	£36,188	£36,188	£0	£0	£0
Total Service Charge	£115,643	£109,443	£1,050	£4,850	£300