

98-118 Southwark Bridge Rd
 Service Charge Budget
 1st January 2013 - 31st December 2013
 Billed in Advance



SCHEDULE 1 - Estate	2013 Budget
Professional fees & audit	£ 1,950.00
Insurance All Risks	£ 35,040.00
Maintenance ext repairs	£ 2,000.00
Pest control	£ 1,200.00
M&E Contract	£ 7,500.00
Out of Hours service	£ 421.00
Management Fees	£ 3,179.00
Sinking Fund	£ 52,000.00
Schedule total:	£ 103,290.00
SCHEDULE 2 - Residential Only	
Cleaning contract	£ 12,500.00
Communal Aerial System	£ 500.00
Pest control	£ 2,280.00
Electricity Charges	£ 15,000.00
Refuse collection contract	£ 1,000.00
Entry phones	£ 1,000.00
Building Repairs	£ 20,500.00
Lift maintenance contract	£ 3,620.00
Health Safety	£ 400.00
M&E Contract	£ 6,000.00
Lift Phone	£ 530.00
Water Charge	£ 23,000.00
Plant maintenance	£ 2,016.00
Sinking fund	£ 24,000.00
Managements fees	£ 10,472.00
Schedule total:	£ 122,818.00
SCHEDULE 3 - Car park	
M&E Contract	£ 4,400.00
Cleaning contract	£ 2,850.00
Roller Shutter maintenance	£ 2,000.00
Lighting Repairs	£ 2,000.00
Electricity	£ 1,000.00
Health Safety	£ 400.00
General Maintenance	£ 3,730.00
Mangement Fee	£ 1,870.00
Schedule total:	£ 18,250.00
SCHEDULE 4 - Commercial Only	
Refuse collection contract	£ 3,610.00
Lift Phone	£ 370.00
Lift Maintenance	£ 1,764.00
Cleaning	£ 3,930.00
Electricity	£ 7,800.00
Entry Phone	£ 500.00
General Maintenance	£ 5,000.00
Window Cleaning	£ 1,920.00
Water Charge	£ 7,000.00
M&E Contract	£ 8,300.00
Fire Alarm Maintenance	£ 1,700.00
Health Safety	£ 400.00
Managements fees	£ 3,179.00
Schedule total:	£ 45,473.00
SCHEDULE 5 - Window Cleaning Resi Floors 1-3 only	
Window Cleaning	£ 3,672.00
Schedule total:	£ 3,672.00
TOTAL:	£ 293,503.00

Statement of Anticipated Service Charge Expenditure

D Kimpton, J Sutherland & Trustees
Hat-Trick Design Consultants
4th Floor 93 Great Suffolk Street
London SE1 0BX

Southwark Bridge Freehold Ltd
Re: Fourth Floor Commercial, Southwark Bridge Rd
118 Southwark Bridge Road

Date: 28 Nov 2012

Ref: 703/006

Service Charge

Service Charge period: **1 Jan 2013 - 31 Dec 2013**

<i>Expenditure heading</i>	<i>Anticipated expenditure</i>	<i>Percentage</i>	<i>Anticipated share due</i>
SCHEDULE 1	103,290.00	3.1020%	3,204.06
SCHEDULE 4	45,473.00	10.9330%	4,971.56
Total anticipated expenditure	<u>148,763.00</u>		
Total on account payable			<u>8,175.62</u>

Charge details

Half Yearly S/C in advance Due from 1st January 2013	4,087.81
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