

**Heath Farm Service Charge**  
Detailed Schedule Budget

		12 Month Budget	POS PHASE 1 12 Month Budget	POS PHASE 2 12 Month Budget	POS PHASE 3-5 12 Month Budget
<b>SCHEDULE 1 - S1 ESTATE COSTS</b>		<b>502 Units</b>	<b>80 Units</b>	<b>148 Units</b>	<b>274 Units</b>
		351	1-80	1-148	1-274
<b>1240 - Monitoring Service</b>					
24 Hours Out of Hours Monitoring Service		£1,506	£240	£444	£822
	Subtotal	<b>£1,506</b>	<b>£240</b>	<b>£444</b>	<b>£822</b>
<b>1307 - Insurance - Estates</b>					
Public Liability Inc Material Damage of up to £250K		£988	£988	£988	£988
	Subtotal	<b>£988</b>	<b>£988</b>	<b>£988</b>	<b>£988</b>
<b>1308 - Insurance - D &amp; O</b>					
D&O Insurance		£380	£230	£276	£380
	Subtotal	<b>£380</b>	<b>£230</b>	<b>£276</b>	<b>£380</b>
<b>1340 - Water</b>					
Landlord Water Meter		£250	£125	£0	£125
	Subtotal	<b>£250</b>	<b>£125</b>	<b>£0</b>	<b>£125</b>
<b>1380 - Grounds Maintenance</b>					
Estate Grounds Maintenance		£43,772	£6,885	£12,737	£24,151
	Subtotal	<b>£43,772</b>	<b>£6,885</b>	<b>£12,737</b>	<b>£24,151</b>
<b>1470 - General Maintenance</b>					
General Repairs to Estate Areas including removal		£7,530	£1,200	£2,220	£4,110
	Subtotal	<b>£7,530</b>	<b>£1,200</b>	<b>£2,220</b>	<b>£4,110</b>
<b>1515 - Playground Facilities</b>					
Annual ROSPA Inspection For Play Areas		£350	£350		£350
Ad-Hoc repairs to LEAP Area		£500	£500		£500
	Subtotal	<b>£850</b>	<b>£850</b>	<b>£0</b>	<b>£850</b>
<b>1800 - Management Fees</b>					
Management Fee (£55 per unit + VAT)		£33,132	£5,280	£9,768	£18,084
	Subtotal	<b>£33,132</b>	<b>£5,280</b>	<b>£9,768</b>	<b>£18,084</b>
<b>1808 - Accounts Preparation Fee</b>					
Accounts Preparation Fee		£1,250	£1,000	£1,250	£1,250
	Subtotal	<b>£1,250</b>	<b>£1,000</b>	<b>£1,250</b>	<b>£1,250</b>
<b>1812 - Audit Fees</b>					
Audit Fee		£1,139	£390	£653	£1,139
	Subtotal	<b>£1,139</b>	<b>£390</b>	<b>£653</b>	<b>£1,139</b>
<b>1835 - Company Secretarial Fees</b>					
Company Secretarial Fees		£810	£490	£565	£695
Company Secretarial - Filing Fees		£13	£13	£13	£13
	Subtotal	<b>£823</b>	<b>£503</b>	<b>£578</b>	<b>£708</b>
<b>1840 - Health &amp; Safety Costs</b>					
Health & Safety Costs		£630	£408	£474	£630
	Subtotal	<b>£630</b>	<b>£408</b>	<b>£474</b>	<b>£630</b>
<b>1634 - Contribution to Reserves</b>					
Contribution to Non-Annual Expenditure		£2,500	£900	£1,500	£2,500
	Subtotal	<b>£2,500</b>	<b>£900</b>	<b>£1,500</b>	<b>£2,500</b>
<b>Schedule 1 Total</b>		<b>£94,750</b>	<b>£18,999</b>	<b>£30,889</b>	<b>£55,737</b>