

SERVICE CHARGE ESTIMATE

CHAMONIX
ESTATES

Management Company:

Development: Greenfields, Union Street, Clitheroe

Date of this version: 14th March 2019

Reference: 1619 - Vers B

Prepared by: KO

Service Charge Period: 2019

No. of units to contribute	Estate Charge	Individual Unit Charge
	36	
Maintenance & Repairs		
▪ Grounds Maintenance	1575	43.75
▪ Tree/Hedgerow/Woodland Protection	1161	32.25
▪ Sundry Minor Repairs	180	5.00
▪ Water Feature/Water Course	31	0.87
▪ Contingencies	0	0.00
Mechanical & Electrical Equipment		
▪ Underground Storage Tanks	480	13.33
Statutory Inspections & Testing		
▪ Health & Safety	132	3.67
Insurance		
▪ Public Liability, Perils & Employers	473	13.14
▪ Directors & Officers	121	3.36
▪ Insurance Valuation	54	1.50
Administration		
▪ Management Fees	2592	72.00
▪ Audit & Accountancy	606	16.83
▪ Company Secretarial Fees	264	7.33
▪ Sundries	264	7.33
Sub Total	7934	220.38
Reserves		
▪ General Reserve	90	2.50
▪ Equipment Reserve	180	5.00
TOTAL	8204	227.88

This estimate is based on information available at the date of preparation and may be subject to reasonable revision in the course of development and then on an annual basis as provided for in the form of transfer and/or lease by which an individual property is sold.