

## No. 1 Dock Street 2010 / 2011 Budget

<b>Budget Ref</b>	<b>Item</b>	<b>Budget</b>
<b>Fees</b>	Management charge	£ 17,836.50
DK/FEE	Professional Fees	£ 500.00
£ 18,336.50		
<b>Staffing</b>	Staffing	£ 28,808.00
DK/STF	Gardener	£ 600.00
£ 30,058.00	Accountant	£ 650.00
<b>Insurance</b>	Buildings Insurance	£ 13,828.50
DK/INS	Lift Insurance	£ 600.00
£ 15,028.50	Directors & Officers Liability Insurance	£ 600.00
<b>Repairs and Maintenance</b>	Repairs, maintenance and improvements	£ 11,000.00
DK/REP	Lift maintenance contract (x 4 lifts)	£ 11,435.29
£ 26,935.29	Fire equipment maintenance	£ 500.00
	Decorating (inc external)	£ 4,000.00
<b>Cleaning</b>	Window cleaning	£ 2,150.00
DK/CLN	Carpet cleaning	£ 400.00
£ 2,850.00	Cleaning supplies	£ 300.00
<b>Services</b>	Communal electricity	£ 10,500.00
DK/SER	Telephone (lifts)	£ 1,200.00
£ 11,700.00		
<b>Community Fund</b>	Web Site	£ 150.00
	Social Fund	£ 200.00
£ 350.00		
DK/RES	Reserve Fund	£ 6,756.71
£ 6,756.71		
<b>TOTAL</b>		<b>£ 112,015.00</b>

Service charges are divided in to three categories based on the floor size of your apartment. The category that your apartment falls into is indicated in the attached letter. The table below summaries these charges: -

<b>Category</b>	<b>No of apartments in Category</b>	<b>09/10 Service Charge</b>	<b>10/11 Service Charge</b>	<b>Annual Increase</b>	<b>10/11 Totals</b>	<b>Ground Rent*</b>	<b>Total Annual Charge</b>	<b>Total Quarterly Charge</b>
A	19	£ 1,100.00	£ 1,130.00	£30.00	£ 21,470.00	£150.00	£ 1,280.00	£ 320.00
B	59	£ 1,165.00	£ 1,195.00	£30.00	£ 70,505.00	£150.00	£ 1,345.00	£ 336.25
C	15	£ 1,260.00	£ 1,290.00	£30.00	£ 19,350.00	£150.00	£ 1,440.00	£ 360.00
Morgans	1	£ 681.85	£ 690.00	£8.15	£ 690.00	£0.00	£ 690.00	£ 172.50
<b>Total</b>	<b>94</b>				<b>£ 112,015.00</b>			

\* Please note that ground rent will continue to be collected on behalf of Dock Street Freehold Company and is included as part of the total annual charge.