

THE MAYESBROOK GARDENS (BARKING) No.2 RESIDENTS COMPANY LIMITED					
Estimate of expenditure for the period 1st January to 31st December 2016					
	2015 BUDGET	2015 ACTUAL	2016 BUDGET	NOTES	
INTERNAL					
Cleaning & window cleaning	2,400	3,664	3,820		
Replacement light bulbs	65	73	75		
Electricity	1,400	2,105	2,100		
Maintenance - internal	1,400	579	1,200		
Future Maintenance	1,800	0	1,800		
Sub-total	7,065	6,421	8,995		
(Surplus)/Deficit c/fwd					
Transfer to / (from) reserves		644			
TOTALS	7,065	7,065	8,995		
EXTERNAL					
Accountancy	780	780	780		
Admin & Sundries	300	393	300		
Bulk rubbish disposal	650	792	500		
Decorating - External	0	8,850	0	1	
Gardening	4,552	2,592	2,600		
Insurance - Buildings	4,619	4,619	4,772		
Insurance - Directors	151	151	156		
Legal and Professional fees	100	24	50		
Maintenance - Estate	3,000	1,675	2,500		
Managing Agent	6,384	6,384	6,384		
Water rates	45	35	45		
Future Maintenance Reserve	4,000	0	5,000		
Sub-total	24,582	26,296	23,087		
(Surplus)/Deficit c/fwd					
Transfer to / (from) reserves		(1,714)			
TOTALS	24,582	24,582	23,087		
TOTAL INTERNAL + EXTERNAL	31,647	31,647	32,082		
Overall increase for 2016 is	1.38%				
Specified proportions:					
Property Type	Ext%	Int%	External	Internal	Total
Maisonette (x 2)	1.77%	0%	£616.63	£0.00	£616.63
Studio flat (x 12)	1.65%	2.00%	£574.83	£249.86	£824.69
1 bedroom flat (x 9)	1.72%	2.00%	£599.21	£249.86	£849.07
2 bedroom flat (x 15)	1.83%	2.00%	£637.54	£249.86	£887.40
CHECK			£23,087.13	£8,995.00	£32,082.13
THEREFORE ANNUAL SERVICE CHARGES (adjusted to divide exactly by 12)					
MAISONETTE	£616.68	= 12 Monthly payments	£51.39		
STUDIO FLAT	£824.64	= 12 Monthly payments	£68.72		
1 BEDROOM FLAT	£849.12	= 12 Monthly payments	£70.76		
2 BEDROOM FLAT	£887.40	= 12 Monthly payments	£73.95		
NOTES					
1 External decorating funded from reserves					
N.B. Insurance excess is £750 in respect of damage caused by or resulting from Escape of Water from any Tank, Apparatus or Pipe - owner of flat from which water escapes will be responsible for paying this excess.					
Service charge requested on behalf of The Mayesbrook Gardens (Barking) No. 2 Residents' Co. Ltd.					
Registered office : c/o PMMS, Sidda House, 350 Lower Addiscombe Road, Croydon, CR9 7AX					



Property Maintenance & Management Services Ltd
Ground Floor | Sidda House | 350 Lower Addiscombe Road
Croydon | Surrey | CR9 7AX | **phone** 020 8656 0568
www.pmms.org.uk



Directors: Derek J Lee MRICS MIRPM | Valerie K Lee
Registration No: 07430477 | Regulated by RICS