## ONE WARRINGTON GARDENS

## Service Charge Estimate for 2023

| Staff Costs | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Caretaker & Porter Wages | 48,000 | 48,750 |
| Temporary Wages | - | 2,000 |
| Payroll Administration | 960 | 960 |
| Out of Hours | 300 | 865 |
| Expenses | 1,500 | 1,500 |
| | **50,760** | **54,075** |

| Repairs and Maintenance | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Lift Service and Insurance | 8,000 | 11,000 |
| Entrance and Security | 2,500 | 1,000 |
| Electrical Repairs Inc Garage | 4,500 | 4,500 |
| Cleaning and Refuse | 7,000 | 3,500 |
| Fire Alarm | 2,000 | 1,250 |
| Garden | 11,520 | 11,520 |
| Garden Income | (2,505) | (2,505) |
| General | 11,000 | 11,000 |
| | **44,015** | **41,265** |

| Utilities | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Telephone | 200 | 500 |
| Electricity | 15,000 | 48,500 |
| Water | 15,000 | 14,500 |
| | **30,200** | **63,500** |

| Administration | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Management Fees | 19,275 | 16,380 |
| Accountancy and Audit | 805 | 1,000 |
| Secretarial Fees | - | 210 |
| Professional Fees | | 3,000 |
| Insurance | 25,750 | 25,750 |
| Sundries | - | 200 |
| | **45,830** | **46,540** |

| | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Reserve fund | 51,300 | 30,000 |
| Ground Rents | 4,050 | 4,050 |
| **Totals** | **226,155** | **239,430** |

## Overall Estimate

| | 2022 Estimate | 2023 Estimate |
|---|---|---|
| Staff Costs | 50,760 | 54,075 |
| Repairs and Maintenance | 44,015 | 41,265 |
| Utilities | 30,200 | 63,500 |
| Administration | 45,830 | 46,540 |
| Reserve fund | 51,300 | 30,000 |
| Ground Rents | 4,050 | 4,050 |
| | **226,155** | **239,430** |

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EXPERTS IN PROPERTY

| Charge Breakdown | % | Annual Charge | Quarterly Charge |
|---|---|---|---|
| Flat 1 | 3.840% | 9,194.11 | 2,298.53 |
| Flat 2 | 2.990% | 7,158.96 | 1,789.74 |
| Flat 3 | 3.820% | 9,146.23 | 2,286.56 |
| Flat 3a | 3.830% | 9,170.17 | 2,292.54 |
| Flat 5 | 2.660% | 6,368.84 | 1,592.21 |
| Flat 6 | 2.320% | 5,554.78 | 1,388.69 |
| Flat 7 | 2.410% | 5,770.26 | 1,442.57 |
| Flat 8 | 3.120% | 7,470.22 | 1,867.55 |
| Flat 9 | 3.120% | 7,470.22 | 1,867.55 |
| Flat 10 | 2.410% | 5,770.26 | 1,442.57 |
| Flat 11 | 1.970% | 4,716.77 | 1,179.19 |
| Flat 12 | 2.460% | 5,889.98 | 1,472.49 |
| Flat 13 | 2.360% | 5,650.55 | 1,412.64 |
| Flat 15 | 2.640% | 6,320.95 | 1,580.24 |
| Flat 15a | 2.640% | 6,320.95 | 1,580.24 |
| Flat 16 | 2.420% | 5,794.21 | 1,448.55 |
| Flat 17 | 2.070% | 4,956.20 | 1,239.05 |
| Flat 18 | 2.460% | 5,889.98 | 1,472.49 |
| Flat 19 | 2.360% | 5,650.55 | 1,412.64 |
| Flat 20 | 2.640% | 6,320.95 | 1,580.24 |
| Flat 21 | 2.640% | 6,320.95 | 1,580.24 |
| Flat 22 | 2.420% | 5,794.21 | 1,448.55 |
| Flat 23 | 2.070% | 4,956.20 | 1,239.05 |
| Flat 24 | 2.460% | 5,889.98 | 1,472.49 |
| Flat 25 | 2.360% | 5,650.55 | 1,412.64 |
| Flat 26 | 2.640% | 6,320.95 | 1,580.24 |
| Flat 27 | 2.640% | 6,320.95 | 1,580.24 |
| Flat 28 | 2.420% | 5,794.21 | 1,448.55 |
| Flat 29 | 2.070% | 4,956.20 | 1,239.05 |
| Flat 30 | 2.070% | 4,956.20 | 1,239.05 |
| Flat 31 | 2.310% | 5,530.83 | 1,382.71 |
| Flat 32 | 2.520% | 6,033.64 | 1,508.41 |
| Flat 33 | 2.520% | 6,033.64 | 1,508.41 |
| Flat 34 | 2.350% | 5,626.61 | 1,406.65 |
| Flat 35 | 1.710% | 4,094.25 | 1,023.56 |
| Flat 36 | 3.140% | 7,518.10 | 1,879.53 |
| Flat 37 | 4.250% | 10,175.78 | 2,543.94 |
| Flat 38 | 2.870% | 6,871.64 | 1,717.91 |
|  | **100.000%** | **239,430.00** | **59,857.50** |