



# MAPLE COURT 1 - JABI

## EXPENSES REPORT & MANAGEMENT INVOICE - Nov 2023

Bill to: MRS CAROLINE MORAH  
Invoice id: PMG/MC1/F1-7/11/23

SUMMARY	REF CODE	AMOUNT(NGN)
DECEMBER SERVICE CHARGE:	MC1L1 SC	320,833.00
DECEMBER INCIDENTALS:	MC1L1 NSC	25,000.00
NOVEMBER REIMBURSABLE:	MC1L1 NSC	351,148.77
NOVEMBER MANAGEMENT FEE:	MC1L1 MGT	123,287.67
PREVIOUS SERVICE CHARGE DEFICIT	MC1L1 SC	100,747.87
LESS F4 SERVICE CHARGE	N/A	450,000.00
NET TOTAL PAYABLE:	MC1L1	N471,017.31

### MANAGEMENT FEE [ November 2023 ]

UNIT	TENANT	RENT START	RENT STOP	RENT(N)	FEE/DAY	DAYS	MGT FEE(N)
MC1F1	Toufic Saba	2023-08-15	2024-08-15	3,500,000	719.18	30	21,575.34
MC1F3	Dr. L Jack	2023-07-15	2024-04-15	3,000,000	616.44	30	18,493.15
MC1F4	Muhammed Imam	2023-09-15	2024-09-15	3,000,000	616.44	30	18,493.15
MC1F5	Franck Momgbe	2023-01-01	2024-01-01	3,000,000	616.44	30	18,493.15
MC1F6	Nkwo Onwuka	2023-10-15	2024-10-15	4,000,000	821.92	30	24,657.53
MC1F7	Somuyiwa Sowemimo	2023-09-01	2024-09-01	3,500,000	719.18	30	21,575.34
TOTAL MANAGEMENT FEE FOR PERIOD							123,287.67
OUTSTANDING MANAGEMENT FEE							0.00
NET PAYABLE MANAGEMENT FEE							123,287.67

### NON-SERVICE CHARGE REIMBURSABLE EXPENSES - [ 01 Nov 2023 to 30 Nov 2023 ]

S/N	ID	DATE	DESCRIPTION	AMOUNT(N)
0	253	2023-11-02	F7 BATH WASTE & SIDE SEAL.	14,850.00
1	254	2023-11-02	F7 WASHING MACHINE WASTE.	8,750.00
2	101	2023-11-02	OFFICE TILING LABOUR.	10,000.00
3	103	2023-11-02	OFFICE TILING MATERIAL EXTRA.	7,500.00
4	102	2023-11-02	OFFICE TILING MATERIAL.	7,500.00
5	255	2023-11-03	F5 FAUCET REPLACEMENT AND LEAK REPAIR.	26,500.00
6	106	2023-11-23	COMPOUND BULBS	16,500.00
7	104	2023-11-23	F5 LIGHT POINT FIX AND FITTING REPLACEMENT	11,000.00
8	105	2023-11-23	F7-COMPOUND BREAKER REPLACEMENT.	17,500.01
9	107	2023-11-24	911 TIPPER MANURE SUPPLY - NOT PICKUP.	55,025.00
10	259	2023-11-24	F6 WATER HEATER REPLACEMENT.	96,500.01
11	108	2023-11-25	OFFICE WALL & CEILING DAMP-FIX & PAINTING	38,500.00
12	109	2023-11-27	F7 DOWNSTAIRS BEDROOM DAMP-FIX &PAINTING.	16,525.00
SUB-TOTAL				326,650.02
7.5% MANAGEMENT FEE				24,498.75
TOTAL REIMBURSABLE EXPENSES FOR PERIOD				351,148.77
PREVIOUS BALANCE BROUGHT FORWARD				0.00
NET PAYABLE REIMBURSABLE EXPENSES				351,148.77

### SERVICE CHARGE RECURRING EXPENSES - [ November 2023 ]

S/N	ID	DATE	DESCRIPTION	AMOUNT(N)
0	S074	2023-11-11	DIESEL SUPPLY NOVEMBER	350,050.00
1	S081	2023-11-13	GARDENING SUPPLIES	5,026.87

2	S080	2023-11-15	CLEANING SUPPLIES	1,526.87
3	S082	2023-11-22	BIN BAGS FOR TREE SEEDS/LEAVES	3,026.87
4	S077	2023-11-22	GENERATOR SERVICING	15,026.87
5	S076	2023-11-25	CHAMBER, STAIR WINDOW CLEANING	3,026.87
6	S072	2023-11-30	CLEANER SALARY	25,025.01
7	S071	2023-11-30	GARDENER SALARY	40,025.00
8	S083	2023-11-30	LATINS SECURITY SALARY	145,125.00
9	S078	2023-11-30	RODENT BAIT	6,526.87
10	S079	2023-11-30	WASTE DISPOSAL	6,026.87
SUB-TOTAL				600,413.10
7.5% MANAGEMENT FEE				45,030.98
TOTAL SERVICE CHARGE EXPENSES FOR PERIOD				645,444.08
BALANCE BROUGHT FORWARD				116,213.98
TOTAL SERVICE CHARGE AND DIESEL CONTRIBUTION RECEIVED				774,252.13
NET TOTAL				-12,594.07

Kindly make payments in favour of CHROMETRO NIG LTD, GTBank: 0117443245.  
Thank you for your business, it is greatly appreciated.

Yours faithfully,



OSELOKA IWEKA CHINEDU  
MANAGING DIRECTOR