

# PROPMAN – PROPERTY S/C EXPENDITURE SUMMARY REPORT

Date: 09/07/2021 12:04

Client: PARKS001 The Parks (Ilford) Management Company Limited Manager: LWIL Lauren Williams  
Property: 000354 The Parks (Ilford) Non VAT Elected  
S/C Period: 002 01/07/2021 - 30/06/2022

The Parks (Ilford)

01	Service Charges Estate		
0001	Accountancy & Corporate Costs	3,000.00	[3]
0005	Professional Fees	1,000.00	
0009	Company Secretarial Fees	600.00	[7]
S023	Bank Charges	300.00	[1]
S030	Security	10,210.00	[2]
S050	Health & Safety Fees	1,680.00	[4]
S140	Postage	264.00	[5]
S170	Managing Agent Charges	23,226.00	[6]
S570	Refuse Removal	12,000.00	[8]
S740	Electricity Consumption	2,300.00	[9]
S780	Grounds Maintenance	12,500.00	[10]
S860	CCTV Maintenance	20,000.00	[11]
S870	Electrical Repairs	500.00	[12]
S920	Pest Control	3,500.00	[13]
S980	General Repairs	3,000.00	[14]

## Sub-Total for Service Charges Estate

94,080.00

02	Service Charges Block		
S011	Emergency Light Testing	5,400.00	[15]
S020	Out of Hours Call Out Charges	3,210.00	[18]
S270	Door Entry Systems	3,000.00	[17]
S440	Buildings Insurance	28,000.00	[25]
S470	D&O Insurance	260.00	[26]
S520	Insurance Premiums Loss	2,568.00	[27]
S710	Aerial Systems Repairs	450.00	[19]
S720	Cleaning	20,000.00	[20]
S740	Electricity Consumption	8,700.00	[16]
S770	Fire & Smoke Systems	4,000.00	[21]
S870	Electrical Repairs	1,000.00	[22]
S920	Pest Control	500.00	[23]
S980	General Repairs	20,839.00	[24]

## Sub-Total for Service Charges Block

97,927.00

03	Service Charges - Lift		
S380	Lift Contract	4,500.00	[28]
S400	Lift Telephones	300.00	[29]
S480	Engineering Insurance	600.00	[30]

## Sub-Total for Service Charges - Lift

5,400.00

04	Reserve Fund Estate		
0014	Reserve Fund Contribution	1,000.00	[31]

## Sub-Total for Reserve Fund Estate

1,000.00

05	Reserve Fund Block		
0014	Reserve Fund Contribution	8,000.00	

## Sub-Total for Reserve Fund Block

8,000.00

06	Reserve Fund - Lift		
S340	Reserve Fund Lift	500.00	

## Sub-Total for Reserve Fund - Lift

500.00

## TOTAL The Parks (Ilford)

206,907.00

- [1] To comply with Section 42
- [2] For 24/7 Security until the CCTV is put in place.
- [3] SC Accounts & Collating Fee
- [4] FRA/ H&S Report Required Once a Year
- [5] Recovery of Postage costs

- [6] RR MF for 2021/2022
  - [7] RR Charge a lower Fee
  - [8] Keeping the same with plans to reduce costings
  - [9] Need to find out why so high, when street lighting has been adopted by the council.
  - [10] Keeping the same, with plans to reduce costings.
  - [11] Monies left over for Services that are not estate costs, not needed or reduction of MF.
  - [12] Keeping the same.
  - [13] Based on Actual Expenditure
  - [14] Keeping the same.
  - [15] Monthly Flick Test & Annual Drain Down
  - [16] Take contract out to tender to reduce costings.
  - [17] Keeping the same to rectify any issues throughout the year.
  - [18] 24/7 Gold Service
  - [19] For any issues that occur throughout the year.
  - [20] Keeping the same with the view to reduce costings.
  - [21] Smoke Vents & Fire Alarms
  - [22] Keeping the same to rectify any issues throughout the year.
  - [23] For any internal issues.
  - [24] Keeping the same.
  - [25] With hope to reduce in the future.
  - [26] Directors & Officers Insurance for the MC
  - [27] Loss Assessor Fee
  - [28] Keeping the same with a view to reduce this year.
  - [29] Installation of the lift telephone and ongoing fixed costs.
  - [30] Insurance for the lift
  - [31] Keeping the same.
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