

Understanding your statement 2020



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Service Charge Actual Expenditure

Statement of Account 01/04/2019 to 31/03/2020

Property: Flat 1, 2 The Street, The Estate, Leicester
Property ref:
A1234
Scheme: 1111 /111/10

1 This is the address of the property the statement relates to.

This figure is the annual amount we estimated you would contribute for the property and can be found on your 2019 Annual Service Charge Budget.

2

Actual expenditure for the period £816.88
Amount charged £1,036.56
Total difference for the year £-219.68

3

This figure is the actual annual expenditure for the property.

4

This figure is the annual difference between the amount we estimated and the actual Expenditure for the property. A minus figure indicates a surplus.

The Description lists all expense headings applicable for the property. These headings are not grouped as in previous years and there will be cost descriptions that are unfamiliar to you.

5

Service	Estate	Block	Unit Contribution
	The Estate	The Street	Flat 1, 2 The Street, The Estate
Description			
Administration Charge		1,432.38	62.61
Buildings Insurance	1,356.96	958.92	55.53
Bulk Rubbish Removal	2,160.00	1,148.94	45.96
Cleaning Contract	5,429.56	2,888.06	115.52
Communal Water Charges - Eligible	193.99	355.06	14.20
Electricity	2,818.31	1,499.10	59.96
Emergency Lighting Contract	325.00	172.87	6.91
Fire Safety Inspections	1,167.04	620.77	24.83
Fire Safety Maintenance Repairs	624.00	331.91	13.28
Grounds Maintenance Contract	363.30	193.24	7.73
Lift Insurance	116.19	71.00	2.05
M&E Door Entry Other	694.32	369.32	14.77
M&E Fire Equipment Other	429.18	228.29	9.13
M&E Fire Safety Maint. Contract	850.80	452.55	18.10
M&E Lift Maintenance Contract	2,696.84	1,580.19	50.76
M&E Lift Maintenance Other	5,947.20	636.72	25.47
M&E Pumps Contract		224.85	8.99
Reserve Funds	5,084.40	5,084.40	268.88
Service Charge Audit Fees	56.03	60.20	3.18
Sewage Pumps	422.71	224.85	8.99
Sub Total			816.85
Total Actual Service Charge for 2020			816.88
Total Estimated Service Charge for 2020			1,036.56
Surplus/ Deficit			-219.68
Eligible			-219.68
Ineligible			0.00

6

The Estate section lists the total annual actual costs for the Estate. If the Estate consists of a single block, these figures will be the same as the Block section.

7

The Block section lists the annual costs for the block where the property is located. These figures may be the same as the Estate costs if there is no other block to share costs.

8

The Unit Contribution figure is the annual amount for the property per expense code. indicates a surplus.

9

This Sub Total figure is the total actual annual contribution for the property, it may be slightly different to the amount stated at point 3 this is due to rounding.

10

This Total is the Annual Actual expenditure for the financial year 2019-2020 for your property and quoted in the summary section at point 3.

11

This Figure is the annual amount you have been charged for the financial year 2019-2020 and quoted in the summary section at point 2.

12

This figure is the annual difference between the amount we estimated and the actual Expenditure for the property and quoted in the summary section at point 4.

13

Most services are eligible for Housing benefits or Universal Credit and are shown in this section. If part of your service charge is for personal use (electricity, gas or water within your property) these are shown in the ineligible section.