

BYRON MEWS (FLATS) RTM Limited

Flat Management Company for 9-14,24-28,31-35 & 40-45 Byron Mews, Hampstead

**FLAT MANAGEMENT SERVICE CHARGE BREAKDOWN
For Financial Year 1st August 2008 to 31st July 2009**

ESTIMATED GENERAL EXPENDITURE		£ p.a.	
Building Insurance		£4,471.94	
Total Building Insurance		4,471.94	
SEE BELOW FOR BLOCK APPORTIONMENT OF BUILDING INSURANCE			
Group 1			
Maintenance		1230.00	
Electricity		600.00	
Cleaning		3,450.00	
Entry Phone System/ TV Maintenance		1,000.00	
Fire Equipment Maintenance		225.00	
Company Administration/ Directors Insurance		705.00	
Management Fee		3,798.00	
Audit/Accountancy		300.00	
Sundries		50.00	
Sub Total			11,358.00
Sinking Fund for future expenditure (decorating etc)		4,442.00	
Total Sinking Fund			4,442.00
Total Group 1		£15,800.00	
PERCENTAGE BASED PER BLOCK. (SEE BELOW FOR PERCENTAGES)			
Group 2			
Garden & Ground Maintenance		270.00	
Total Group 2		£270.00	
APPORTIONED EQUALLY BETWEEN THE 8 PROPERTIES ENTITLED TO USE THE AREA (25-28 & 32-35)			
APPORTIONMENTS		<u>Group 1</u>	
<u>Building Insurance</u>		<u>Percentages</u>	
Block 1 (9-14)	1,269.46	Block 1 (9-14)	33.06%
Block 2 (24-28)	1,005.76	Block 2 (24-28)	19.31%
Block 3 (31-35)	1,005.76	Block 3 (31-35)	19.31%
Block 4 (40-45)	1,190.96	Block 4 (40-45)	28.32%
Please note: Building Insurance and Group 1 figures are further apportioned to each property on a percentage basis. Please see individual statements for this percentage.			

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**FLAT MANAGEMENT SERVICE CHARGE BREAKDOWN
For Financial Year 1st August 2008 to 31st July 2009****Group 3**

Freehold Company Administration Costs	£190.00	
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Total Group 3 £190.00

Apportioned equally between 19 participating tenants (Excluding 31,40 & 45)

Group 4

Title Restriction Costs	£1,548.00	
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Total Group 4 £1,548.00

Apportioned equally between 18 properties (Excluding 11, 31, 33 & 44)