

Estate Service Charge Budget
April 2026 to March 2027

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The background of the slide is a photograph of a beach at sunset. The sky is a gradient of blue, purple, and orange. The ocean is a deep blue with white-capped waves. The beach is a light-colored sand. Overlaid on the image are several thin white lines that intersect to form a geometric pattern, resembling a stylized 'X' or a network of paths.

EXECUTIVE SUMMARY

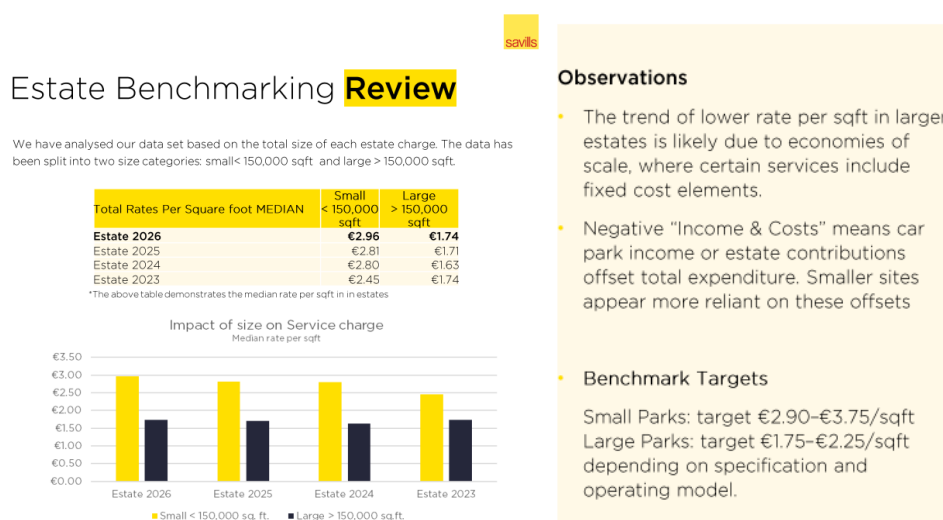
EXECUTIVE SUMMARY

Contained within this report is a detailed explanation of the Elmpark Green Estate Service Charge budget for the coming financial year 1st April 2026 to 31st March 2027.

The estate service charge has decreased from €1.19 to €1.10 per square foot representing a 7.5% decrease.

Comparables

In 2026 Savills issued a service charge benchmarking review. As this is an independent report we believe it is a good benchmark for estate costs at Elmpark Green:



Reported estate benchmarking costs - €1.75 - €2.25 per square foot
Elmpark Green cost 2026/2027 - €1.10 per square foot

Corporate Social Responsibility

Corporate social responsibility (CSR) refers to the efforts made by a company to improve society and contribute towards sustainable development. As an Occupier of Elmpark Green, you have contributed to a number of CSR initiatives during the last year, including:

Event	Fundraising/Initiative
Coffee Morning for Daffodil Day – 19 th March	Fundraiser in association with Art of Coffee
Eye Health Screening – 12 th February	Awareness campaign
Clothes Swap Shop + E-Waste collection – 29 th January	Sustainability
Marie Keating Mobile Unit – 23 rd October	Cancer prevention awareness campaign
Beach clean – 18 th September	Community initiative
Irish Therapy Dogs – 14 th August	Fundraiser
Pollinator Webinar – 24 th June	Awareness campaign
Darkness Into Light – May 10 th	Fundraiser

ELMPARK GREEN BUDGET VARIANCE REPORT

Description	Budget 2025/26	Budget 2026/27	Variance	Variance %
Management Fees	€ 70,000	€ 70,000	€ 0	0%
Staff costs (Estate Manager, Facilities Operative, Concierge)	€ 155,925	€ 155,925	€ 0	0%
S/C Audit Fees	€ 7,000	€ 7,000	€ 0	0%
Bank Charges	€ 100	€ 100	€ 0	0%
Site Accommodation	€ 24,000	€ 24,000	€ 0	0%
Risk Assessments & Audits	€ 1,800	€ 1,800	€ 0	0%
Electricity – Schedule A	€ 42,000	€ 41,410	-€ 590	-1.4%
Electricity – Schedule B	€ 12,000	€ 21,145	€ 9,145	76.21%
Security Guarding	€ 223,000	€ 234,146	€ 11,146	5%
Security Systems	€ 5,215	€ 26,709	€ 21,494	412%
External Cleaning	€ 20,000	€ 20,000	€ 0	0%
Window Cleaning	€ 5,000	€ 7,951	€ 2,951	59.02%
Waste Management	€ 1,200	€ 1,200	€ 0	0%
Pest Control	€ 2,000	€ 3,216	€ 1,216	60.8%
Seasonal Decorations	€ 3,500	€ 2,643	-€ 857	-24.49%
External Landscaping	€ 51,000	€ 44,053	-€ 6,947	-13.62%
Events / Community Initiatives	€ 128,000	€ 79,220	-€ 48,780	-38.11%
M&E Contract	€ 30,160	€ 24,571	-€ 5,589	-18.53%
M&E Repairs	€ 32,800	€ 32,800	€ 0	0%
M&E Consultancy	€ 2,000	€ 793	-€ 1,207	-60.35%
Life Safety Systems Maintenance	€ 2,000	€ 3,641	€ 1,641	82.05%
External Repairs & Maintenance	€ 30,000	€ 30,000	€ 0	0%
Redecorations /Signage	€ 5,000	€ 0	-€ 5,000	-100%
Shuttle Bus	€ 73,000	€ 73,000	€ 0	0%
Car Park Clamping	€ 11,100	€ 11,100	€ 0	0%
All Risks Insurance (PL)	€ 110,250	€ 50,250	-€ 60,000	-54.42%
Project Works	€ 10,000	€ 10,000	€ 0	0%
Sinking Funds	€ 27,500	€ 27,500	€ 0	0%
Total (Net Budget)	€1,085,550	€1,004,173	-€ 81,377	-7.5% C

The background of the slide features a blurred photograph of a beach at sunset. The sky transitions from a deep blue at the top to a soft orange and pink near the horizon. The ocean is a calm, light blue, and the sandy beach is visible in the foreground. Overlaid on this image are several thin, white, geometric lines that intersect to form a series of triangles and quadrilaterals, creating a modern, architectural feel.

BREAKDOWN OF ESTATE SERVICE CHARGE BUDGET

BREAKDOWN OF ESTATE SERVICE CHARGE BUDGET:

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Management Fees	€70,000.00	€70,000.00	€0.00

Management fees represent the fees paid to the Property Management Agent (Colliers) for the estate management services, service charge collection, insurance and tenancy management.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Staff Costs (Building Manager)	€155,925.00	€155,925.00	€0.00

This represents the combined staff costs which include Estate Manager (Peter Moloney - €40,000 fixed fee), Facilities Operative (Des Doyle) and Customer Relationship Manager (Ruth O'Malley) .

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
S/C Audit Fees	€7,000.00	€7,000.00	€0.00

S/C Audit fees represent the fees paid to an Independent Auditor to review the year end expenditure, issue certificate of expenditure and company filing and Vat returns.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Bank Charges	€100.00	€100.00	€0.00

Bank charges represent the fees charged by the bank for transaction relating to the client service charge bank account.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Site Accommodation	€24,000.00	€24,000.00	€0.00

Site accommodation charges relate to costs relating to the Customer Information Office including rent, mobile phone, broadband line, stationary, IT Support.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Risk Assessments & Audits	€1,800.00	€1,800.00	€0.00

Annual risk assessment and review of fire safety manual including professional fees relating to fire safety matters.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Electricity – Sch A	€42,000.00	€41,410.00	-€590.00

Sch A Electricity costs relating to the commercial car park and all external podium lighting.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Electricity – Sch B	€12,000.00	€21,145.00	€9,145.00

Sch B Electricity costs relate to residential car park lighting which is reimbursed to the residential OMC based on check meter readings. The increase relates to the per unit costs which was adjusted in line with market rates from historically agreed rate.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Security Guarding	€223,000.00	€234,146	€11,146.00

Cost relating to the provision of 24/7 on site security to include all actual and proposed JLC increases.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Security Systems	€5,215.00	€26,709.00	€21,494.00

Budget for maintenance to the cctv, access control, barriers, intercoms and gates. The increase relates to safety upgrades of main commercial car park gates and additional cctv cameras.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
External Cleaning	€20,000.00	€20,000.00	€0.00

External cleaning costs include the provision of general cleaning of all external areas including car parks.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Window Cleaning	€5,000.00	€7,951.00	€2,951.00

Actual cost of window cleaning of Customer Information Office, external canopies and podium glass balustrades.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Waste Management	€1,200.00	€1,200.00	€0.00

This line item relates to the ad-hoc provision of a skip for general waste clearance requirements as and when required. Increased due to increased skips required.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Pest Control	€2,000.00	€3,216.00	€1,216.00

Costs for pest control contract throughout all external areas and residential and commercial car parks. Increase to allow for quarterly cull of pigeons in car park areas.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Seasonal Decorations	€3,500.00	€2,643.00	-€857.00

This budget item represents the cost to install and remove the Christmas decorations and tree within the estate.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
External Landscaping	€51,000.00	€44,053.00	-€6,947.00

The external landscaping costs relate to the ongoing maintenance of all external landscaped areas including annual cutting back of all hedges throughout the estate. Reduced as contract retendered.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Events / Community Initiatives / Community App	€128,000.00	€79,220.00	-€48,780.00

Events for The Club @ Elmpark Green including management of the Facebook page and other social media outlets. A weekly health and wellbeing programme and on-site events for staff and residents including the annual fee for the Community App which has reduced following the introduction of the new app. Reduction in cost due to self-delivery of minor events by on-site Customer Relationship Manager and retender of event management support services.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
M&E Contract	€30,160.00	€24,571.00	-€5,589.00

M&E Contracts include emergency lighting testing, basement sump pump maintenance, air conditioning, electrical and lift maintenance. Reduction based on actual contract costs.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
M&E Repairs	€32,800.00	€32,800.00	€0.00

Budget for M&E to the estate and car parks which in the coming year will include main storm drain investigation and repairs.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
M&E Consultancy	€2,000.00	€793.00	-€1,207.00

This relates to any surveyor's fees required to review technical site services.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Life Safety Systems Maintenance	€2,000.00	€3,641.00	€1,641.00

This relates to costs associated with the planned maintenance of the estate fire extinguisher/hose reels, fire alarm and linear heat detection system and fire hydrants.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
External Repairs & Maintenance	€30,000.00	€30,000.00	€0.00

This is a budget provision for any costs associated with general repairs required within the estate and car parks. Forecasted works for the period include line marking at podium level.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Shuttle Bus	€73,000.00	€73,00.00	€0.00

Provision of shuttle bus running at peak hours from and to Elmpark Green and the N11 (UCD Flyover). Bus route to be reviewed I this year.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Car Park Management	€11,100.00	€11,100.00	€0.00

Provision of digital permit system and car park enforcement.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
All Risks Insurance	€110,250.00	€50,250.00	-€60,000.00

Insurance for the estate common areas. Reduced as external and car park areas still covered under beneficial owners policy.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Project Works	€10,000.00	€10,000.00	0.00

Provision for projects planned for the 2026/27 period.

DESCRIPTION	NET 2025/26 BUDGET	NET 2026/27 BUDGET	NET VARIANCE
Sinking Funds	€27,500.00	€27,500.00	€0.00

Sinking fund contribution for the period 2026/27. Balance currently €107,500.



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