Service Charge Reconciliation SCR-2026-01

PROP-1 Fictional workspace 1, fictional statement for parser testing

Statement	SCR-2026-01
Property	PROP-1 Fictional workspace 1
Managing agent	Property contact 1
Service charge year	1 January 2026 to 31 December 2026
Lettable area	1200.00 sq m
Budgeted expenditure	96,000.00 USD
Actual expenditure	102,476.00 USD
Overspend to recover	6,476.00 USD
Settlement due	31 October 2026

Fictional property paperwork generated for file-parsing tests. No lease exists, no rent is due, and the building, units and tenants are invented.

Expenditure by head of charge

Head of charge	Budget USD	Actual USD	Variance USD
Repairs and maintenance	32192.36	31240.00	-952.36
Cleaning	15045.08	14600.00	-445.08
Security	12778.02	12400.00	-378.02
Utilities, common parts	19476.17	18900.00	-576.17
Lift maintenance and inspection	7749.25	7520.00	-229.25
Building insurance recharge	8759.12	8500.00	-259.12
Management fee	9600.00	9316.00	-284.00
Total	105600.00	102476.00	-3124.00

Apportionment by demise

Unit	Area	Percent	On account USD	Share of actual USD	Balancing charge USD
U-01	260.00	21.6667	20800.00	22203.13	1403.13
U-02	195.00	16.2500	15600.00	16652.35	1052.35
U-03	230.00	19.1667	18400.00	19641.23	1241.23
U-04	175.00	14.5833	14000.00	14944.42	944.42
U-05	210.00	17.5000	16800.00	17933.30	1133.30
U-06	130.00	10.8333	10400.00	11101.57	701.57
Total	1200.00	100.0000	96000.00	102476.00	6476.00

How the apportionment works

Each demise pays the proportion its area bears to the 1200.00 sq m lettable area. The 185.00 sq m of common parts is what the service charge pays to run and is not in the denominator, which is why the six proportions add to exactly one hundred percent. The vacant demise U-06 carries its own 11,101.57 USD share against the landlord rather than being spread across the tenants.