

LANDMARK PLACE
SERVICE CHARGE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH JUNE 2006

Managed by :



mainstay

Whittington Hall
Whittington Road
Worcester
WR5 2ZX

ORMEROD RUTTER LIMITED

LANDMARK PLACE
FOR THE YEAR ENDED 30TH JUNE 2006

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LANDMARK PLACE

AUDITORS' REPORT

FOR THE YEAR ENDED 30TH JUNE 2006

We have examined the service charge financial statements on pages 2 to 7.

This report is made solely to the leaseholders, as a body, in accordance with the lease. Our audit work has been undertaken so that we might state to the leaseholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the leaseholders as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of leaseholders and auditors

The leaseholders are responsible for the preparation of service charge financial statements in respect of the costs of Landmark Place.

It is our responsibility to form an independent opinion, based on our examination, on the service charge financial statements and to report our opinion to you.

Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the service charge financial statements.

We planned and performed our examination so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to find reasonable assurance that the service charge financial statements are a fair summary of the costs relating to Landmark Place and are sufficiently supported by accounts, receipts and other documents.

Opinion

In our opinion, the service charge financial statements present a fair summary of costs for the year ended 30th June 2006 and are sufficiently supported by accounts, receipts and other documents.



Ormerod Rutter Limited
The Oakley
Kidderminster Road
Droitwich
Worcestershire
WR9 9AY

Dated: 13th March 2007

LANDMARK PLACE

**STATEMENT OF SERVICE CHARGE EXPENDITURE
SECTOR 1 - APARTMENTS SERVICE CHARGE**

FOR THE YEAR ENDED 30TH JUNE 2006

	Actual	Budget	Variance
	£	£	£
Maintenance			
Concierge	80,436	95,000	(14,564)
Security	25,667	10,000	15,667
Part time cleaner	16,921	15,000	1,921
Health and safety audit	-	2,500	(2,500)
Refuse collections	9,032	8,000	1,032
Cleaning consumables	223	1,400	(1,177)
Door entry system maintenance	6,799	2,500	4,299
CCTV systems maintenance	1,240	750	490
Courtyard landscape maintenance	1,403	3,300	(1,897)
General repairs	14,132	1,500	12,632
Landlords electricity supply	35,131	29,000	6,131
Landlords water supply	-	450	(450)
Directors and officers insurance	-	1,050	(1,050)
Buildings insurance	70,169	62,900	7,269
Carpet cleaning	2,879	1,500	1,379
Lift maintenance	18,740	8,000	10,740
Lift insurance/inspections	1,320	1,385	(65)
Fire alarm and emergency lighting maintenance	7,269	4,700	2,569
Smoke vent maintenance	5,828	1,800	4,028
Dry riser check/maintenance	38	900	(862)
Booster pumps maintenance	349	1,650	(1,301)
Cleaning of entrance hall glazing	3,737	3,500	237
	<u>301,313</u>	<u>256,785</u>	<u>44,528</u>
Management and administration			
Management fee	38,817	38,817	-
Accountancy fee	632	400	232
Audit fee	1,109	1,300	(191)
Bank charges net of interest received	(568)	250	(818)
Professional charges	5,968	-	5,968
	<u>45,958</u>	<u>40,767</u>	<u>5,191</u>
Contribution to reserves			
Cyclical maintenance reserve fund	13,650	13,650	-
Renewals sinking fund	23,525	23,525	-
	<u>37,175</u>	<u>37,175</u>	<u>-</u>
Total service charge net expenditure	<u>£ 384,446</u>	<u>£ 334,727</u>	<u>£ 49,719</u>

LANDMARK PLACE

**STATEMENT OF SERVICE CHARGE EXPENDITURE
SECTOR 3 - CAR PARK SERVICE CHARGE**

FOR THE YEAR ENDED 30TH JUNE 2006

	Actual	Budget	Variance
	£	£	£
Maintenance			
Vehicle entrance gates	685	1,000	(315)
Sweeping of surface spaces	-	3,000	(3,000)
Landlords water supply	-	450	(450)
Petroleum licence	-	150	(150)
Buildings insurance	2,100	2,100	-
General repairs	808	600	208
Maintenance of sprinkler and extractor system	-	1,300	(1,300)
Landlords electricity supply	4,500	4,500	-
	<u>8,093</u>	<u>13,100</u>	<u>(5,007)</u>
Contribution to reserves			
Renewals sinking fund	1,500	1,500	-
	<u>1,500</u>	<u>1,500</u>	<u>-</u>
Total service charge net expenditure	<u>£ 9,593</u>	<u>£ 14,600</u>	<u>£ (5,007)</u>

LANDMARK PLACE

**STATEMENT OF SERVICE CHARGE EXPENDITURE
SECTOR 4 - COLD WATER COSTS SERVICE CHARGE**

FOR THE YEAR ENDED 30TH JUNE 2006

	Actual	Budget	Variance
	£	£	£
Maintenance			
Domestic cold water consumption costs	106,858	30,000	76,858
	<u>106,858</u>	<u>30,000</u>	<u>76,858</u>
Total service charge net expenditure	<u>£ 106,858</u>	<u>£ 30,000</u>	<u>£ 76,858</u>

LANDMARK PLACE

STATEMENT OF INCOME

FOR THE YEAR ENDED 30TH JUNE 2006

	Sector 1 - Apartments Service Charge £	Sector 3 - Car Park Service Charge £	Sector 4 - Cold Water Costs Service Charge £	Total £
Income				
Total fund expenditure	384,446	9,593	106,858	500,897
Charged on account	336,101	14,743	29,757	380,601
Surplus/(Deficit) for the year	<u>£ (48,345)</u>	<u>£ 5,150</u>	<u>£ (77,101)</u>	<u>£ (120,296)</u>

LANDMARK PLACE

STATEMENT OF SPECIAL FUNDS

FOR THE YEAR ENDED 30TH JUNE 2006

SECTOR 1 - APARTMENTS SERVICE CHARGE

	Renewals Sinking Fund £	Cyclical Maintenance Reserve Fund £
Balance brought forward	60,656	35,079
Transfers into funds		
Service charge contributions	23,525	13,650
	<hr/>	<hr/>
	84,181	48,729
Expenditure		
Standard water tank test	-	282
	<hr/>	<hr/>
	-	282
Balance carried to balance sheet	<hr/> <hr/> £ 84,181	<hr/> <hr/> £ 48,447

SECTOR 3 - CAR PARK SERVICE CHARGE

	Renewals Sinking Fund £
Balance brought forward	1,875
Transfers into funds	
Service charge contributions	1,500
	<hr/>
Balance carried to balance sheet	<hr/> <hr/> £ 3,375

LANDMARK PLACE
SERVICE CHARGE FUNDS BALANCE SHEET
FOR THE YEAR ENDED 30TH JUNE 2006

	£	£
Current assets		
Debtors	82,353	
Prepayments	44,651	
Bank accounts	6,881	
	133,885	
Current liabilities		
Creditors	52,057	
Other creditors	28,202	
Receipts in advance	1,923	
Tax provision	150	
Accruals	35,846	
	118,178	
Net current assets		15,707
Total assets less liabilities		£ 15,707
 Represented by:		
Sector 1 - Apartments service charge		
Prior year deficit	(50,412)	
Repaid by residents in year	50,412	
Deficit for the year	(48,345)	(48,345)
Sector 3 - Car park service charge		
Prior year surplus	829	
Repaid to residents in year	(829)	
Surplus for the year	5,150	5,150
Sector 4 - Cold water costs service charge		
Prior year surplus	33,420	
Repaid to residents in year	(33,420)	
Deficit for the year	(77,101)	(77,101)
Sector 1 - Apartments service charge renewals sinking fund		48,447
Sector 1 - Apartments service charge cyclical maintenance reserve fund		84,181
Sector 3 - Car park service charge renewals sinking fund		3,375
Total funds		£ 15,707