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Received  
31-1-07

**Our Ref:** RW/DSJ/LMK076

29th January 2007

Mr G G Winter  
Apartment 76 Landmark Place  
Churchill Way  
Cardiff  
CF10 2HR

Dear Mr Winter

**RE: Landmark Place – Accounts for the year ending 30th June 2006**

We are currently in the process of finalising the accounts for the year ending 30th June 2006. We still have some work to do, but in the meantime, are writing to advise you that there is likely to be a significant deficit.

You will recall that, when setting the budgets for 2006/7 it was considered necessary, after a review of expenditure, to increase, significantly, the provision under a number of headings, notably, Communal Water, Communal Electricity and General Maintenance. These large increases were based on actual expenditure and bills received during 2005/6.

As a consequence of these high bills, which at the time were not budgeted, the total deficit is likely to be in the region of £120 – £140,000. It is important to note that water and electricity costs, both of which are metered and reflect actual consumption, represent over £100,000 of this deficit. It is expected that the overall cost of this to leaseholders will be, on average, in the region of £430 - £500. We will be looking at ways of spreading the cost of these deficits across the next service charge year.

When the accounts have been returned from the auditors and reviewed by the Leaseholders Committee, they will be finalised, bound and a copy issued to each leaseholder together with a more detailed explanation of any deficits together with possible payment options

Once you have had a chance to review the final accounts, I would be happy to answer any specific queries you may have.

Yours sincerely



Robert Wiffen MRICS  
Area Property Manager

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