

**Service Charge Statements for Canary Riverside Estate**  
**For the year ended 31 March 2013**

**The Service Charge Fund of**  
**Canary Riverside Estate**

**Service Charge Fund Information**  
**For the year ended 31 March 2013**

<b>Landlord</b>	Canary Riverside Estate Management Limited 6th Floor Charles House 108-110 Finchley Road London NW3 5JJ
<b>Managing Agent</b>	Marathon Estates Limited 38 Westferry Circus Canary Riverside London E14 8RN
<b>Auditor</b>	UHY Hacker Young LLP Quadrant House 4 Thomas More Square London E1W 1YW

**The Service Charge Fund of**  
**Canary Riverside Estate**

**NOTES TO THE SERVICE CHARGE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**

**Summary of costs as required by section 21(5) Landlord and Tenant Act 1985 as amended by schedule 2 of Landlord and Tenant Act 1987:**

	<b>£</b>
Demands for payment were received and paid by the landlord within the period to the value of:	2,812,278
Demands for payment were received but remained unpaid by the landlord at the period end to the value of:	11,100
No demands for payment were received by the landlord by the period end but provision was made to the value of:	481,949

**INDEPENDENT AUDITORS' REPORT ON SERVICE CHARGE STATEMENT OF CANARY RIVERSIDE ESTATE**

We have audited the accompanying service charge accounts for Canary Riverside Estate for the year ended 31 March 2013, which comprise the Income and Expenditure accounts, Balance Sheet and related Notes to Accounts. The accounts have been prepared in accordance with the accounting policies set out in Note 1 to the accounts.

**Respective responsibilities of the Landlord and Auditors**

The landlord has engaged with a managing agent who is responsible for the preparation of the service charge accounts. It is our responsibility to form an independent opinion, based on our examination, on the service charge accounts and to report our opinion exclusively to the landlord.

**Auditor's responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the accounts, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the preparation of the accounts in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made, as well as evaluating the overall presentation of the accounts.


We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion the service charge accounts of Canary Riverside Estate for the year ended 31 March 2013 are prepared, in all material respects, in accordance with the accounting policies set out in Note 1 to the accounts.

**Basis of Accounting and Restriction on Distribution and Use**

Without modifying our opinion, we draw attention to Note 1 to the accounts which describes the basis of accounting. Our report has been prepared pursuant to the terms of our engagement letter and for no other purpose. No person is entitled to rely on this report unless such a person is a person entitled to rely upon this report by virtue of our engagement letter or has been expressly authorised to do so by our prior written consent. Save, as above, we do not accept responsibility for this report to any other person or any other purpose and we hereby expressly disclaim any and all such liability.

  
UHY Hacker Young LLP  
Quadrant House  
4 Thomas More Square  
London  
E1W 1YW

18 January 2016

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**ESTATE**

	Actual 2013	Budget 2013	Actual 2012
Notes	£	£	£
<b>INCOME</b>			
Service Charges Receivable	1,261,284	1,261,281	1,227,253
Reserve Contribution Receivable	25,008	25,000	25,007
Estate Service Charge Receivable Transferred to Relevant Blocks	(1,261,284)	-	(1,227,253)
Estate Reserve Contribution Receivable Transferred to Relevant Blocks	(25,008)	-	(25,007)
	<u>-</u>	<u>1,286,281</u>	<u>-</u>
<b>EXPENDITURE</b>			
<b>STAFFING</b>			
Contracts and management staff	225,790	209,950	190,850
Uniforms and training	1,245	2,100	704
	<u>227,035</u>	<u>212,050</u>	<u>191,554</u>
<b>UTILITIES</b>			
Electricity	120,274	129,700	121,900
Telephone/MOB/Radios	10,833	14,000	12,574
	<u>131,107</u>	<u>143,700</u>	<u>134,474</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>			
Barrier Maintenance	922	3,000	3,810
Drainage System	12,942	5,000	5,169
Fire Alarm/Equipment Maintenance	13,608	15,000	15,527
General Repairs & Maintenance	19,203	15,000	18,357
Light Bulbs	3,725	2,000	6,729
Security/CCTV	532,822	468,000	465,761
Sundries	-	1,000	1,482
Vermin Control	1,524	2,000	1,452
Mechanical & Electrical	124,899	111,000	120,035
Electrical Repairs	2,694	-	-
Lift Maintenance Contract	4,224	4,500	5,374
Cleaning - General	8,821	8,550	8,851
Cleaning - Materials	-	-	-
Cleaning Windows	25	300	280
Estate Office Expenditure	29,273	19,500	30,585
Estate Vehicles	2,729	26,000	5,029
Bank Charges	1,094	-	265
	<u>758,505</u>	<u>680,850</u>	<u>688,706</u>
<b>INSURANCE</b>			
Infrastructure, engineering and employer protection	25,682	25,681	26,495
	<u>25,682</u>	<u>25,681</u>	<u>26,495</u>
<b>PROFESSIONAL</b>			
Audit & Accountancy Fee	6,000	14,000	6,000
Legal Fees	-	1,000	27,219
Health and Safety	577	4,000	5,151
Management Fee	180,000	180,000	180,000
	<u>186,577</u>	<u>199,000</u>	<u>218,370</u>
<b>SUB TOTAL</b>			
	<u>1,328,906</u>	<u>1,261,281</u>	<u>1,259,599</u>
<b>TRANSFER TO RESERVES</b>			
	<u>25,008</u>	<u>25,000</u>	<u>25,007</u>
<b>TOTAL EXPENDITURE</b>			
	<u>1,353,914</u>	<u>1,286,281</u>	<u>1,284,606</u>
<b>CONTRIBUTION FROM OTHER BLOCKS</b>			
	<u>(1,353,914)</u>	<u>-</u>	<u>(1,284,606)</u>
<b>SURPLUS/(DEFICIT)</b>			
	<u>-</u>	<u>-</u>	<u>-</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**RESIDENTIAL**

	Notes	Actual 2013 £	Budget 2013 £	Actual 2012 £
<b>INCOME</b>				
Service Charges Receivable		1,575,465	1,575,750	1,509,649
Reserve Contribution Receivable		85,000	85,000	85,000
Service Charges Receivable - Estate	4	708,966	708,839	689,716
Reserve Contribution Receivable - Estate	4	14,055	14,050	14,054
Interest		-	-	1,183
		<u>2,383,486</u>	<u>2,383,639</u>	<u>2,299,602</u>
<b>EXPENDITURE</b>				
<b>STAFFING</b>				
Doormen		221,458	215,200	209,366
Uniforms and training		3,094	3,000	297
		<u>224,552</u>	<u>218,200</u>	<u>209,663</u>
<b>UTILITIES</b>				
Electricity		180,992	170,854	163,388
Gas		32,357	39,113	49,527
Water		49,720	102,102	88,020
Telephone/MOB/Radios		4,530	3,200	4,286
		<u>267,599</u>	<u>315,269</u>	<u>305,221</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
Barrier Maintenance		1,623	2,500	3,167
Fire Alarm/Equipment Maintenance		438	3,000	3,212
General Repairs & Maintenance		53,732	45,000	50,802
Light Bulbs		10,915	7,000	31,445
Landscaping		21,691	24,500	33,796
Sundries		(3,004)	1,500	(1,112)
Mechanical & Electrical		53,121	88,000	62,025
Electrical Repairs		5,051	15,000	15,685
Cradle Maintenance		2,698	10,000	24,970
Lift Maintenance Contract		122,895	125,076	119,659
Cleaning - General		99,959	99,959	98,710
Cleaning Windows		9,473	36,000	19,715
Rubbish Removal		13,791	37,500	20,167
Garden Lighting Maintenance		5,844	12,320	-
Canary Wharf Irrigation Charge		10,927	11,550	-
Satellite/TV/Aerials		180	4,253	5,740
Irrecoverable Estate VAT		107,648	118,987	103,248
		<u>616,982</u>	<u>642,146</u>	<u>691,229</u>
<b>INSURANCE</b>				
Building and terrorism		324,136	324,136	324,136
		<u>324,136</u>	<u>324,136</u>	<u>324,136</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	10,000	-
Professional Fees		24,280	36,000	19,340
Legal Fees		19,430	28,000	-
Health and Safety		-	2,000	1,314
		<u>43,710</u>	<u>76,000</u>	<u>20,654</u>
<b>SUB TOTAL</b>				
		<u>1,376,979</u>	<u>1,575,750</u>	<u>1,450,903</u>
<b>TRANSFER TO RESERVES</b>				
		<u>85,000</u>	<u>85,000</u>	<u>85,000</u>
<b>ESTATE CONTRIBUTION</b>				
	5	746,845	708,839	707,895
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>				
	5	14,055	14,050	14,054
<b>TOTAL EXPENDITURE</b>				
		<u>2,222,879</u>	<u>2,383,639</u>	<u>2,257,852</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>160,607</u>	<u>-</u>	<u>41,750</u>

**CANARY RIVERSIDE ESTATE**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2013  
CAR PARK**

	Notes	Car Park Residential 2013	Car Park Commercial 2013	Actual Total 2013	Budget Total 2013	Actual Total 2012
		£	£	£	£	£
<b>INCOME</b>						
Service Charges Receivable		132,099	38,715	170,814	183,277	157,538
Reserve Contribution Receivable		14,415	5,585	20,000	20,000	20,000
Service Charges Receivable - Estate	4	169,429	65,172	234,601	234,598	228,269
Reserve Contribution Receivable - Estate	4	3,360	1,291	4,651	4,650	4,651
Water Recharge		-	1,446	1,446	-	1,182
		<u>319,303</u>	<u>112,209</u>	<u>431,512</u>	<u>442,525</u>	<u>411,640</u>
<b>EXPENDITURE</b>						
<b>UTILITIES</b>						
Electricity		27,388	10,535	37,923	49,450	38,522
Water Recharge Expense		-	1,446	1,446	-	1,182
Telephone/MOB/Radios		391	151	542	500	250
		<u>27,779</u>	<u>12,132</u>	<u>39,911</u>	<u>49,950</u>	<u>39,954</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>						
Barrier Maintenance		6,022	2,316	8,338	12,300	9,914
Fire Equipment		-	-	-	-	-
General Repairs & Maintenance		2,652	1,020	3,672	5,000	18,155
Sundries		(43)	(17)	(60)	-	-
Electrical Repairs		168	65	233	-	-
Lighting & Fitting		6,692	2,574	9,266	10,000	-
Irrecoverable VAT		30,143	-	30,143	44,643	31,649
		<u>45,634</u>	<u>5,958</u>	<u>51,592</u>	<u>71,943</u>	<u>59,718</u>
<b>INSURANCE</b>						
Building and terrorism		42,887	16,497	59,384	59,384	59,384
		<u>42,887</u>	<u>16,497</u>	<u>59,384</u>	<u>59,384</u>	<u>59,384</u>
<b>PROFESSIONAL</b>						
Audit & Accountancy Fee		-	-	-	2,000	-
Health and Safety		-	-	-	-	654
		<u>-</u>	<u>-</u>	<u>-</u>	<u>2,000</u>	<u>654</u>
<b>SUB TOTAL</b>		<u>116,300</u>	<u>34,587</u>	<u>150,887</u>	<u>183,277</u>	<u>159,710</u>
<b>TRANSFER TO RESERVES</b>		<u>14,444</u>	<u>5,556</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
<b>ESTATE CONTRIBUTION</b>	5	178,511	68,666	247,177	234,598	234,285
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	3,359	1,292	4,651	4,650	4,651
<b>TOTAL EXPENDITURE</b>		<u>312,614</u>	<u>110,101</u>	<u>422,715</u>	<u>442,525</u>	<u>418,646</u>
<b>SURPLUS/(DEFICIT)</b>		<u>6,889</u>	<u>2,108</u>	<u>8,797</u>	<u>-</u>	<u>(7,006)</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**COMMERCIAL**

	<i>Notes</i>	Actual 2013 £	Budget 2013 £	Actual 2012 £
<b>INCOME</b>				
Service Charges Receivable		324,066	324,066	286,600
Service Charges Receivable - Estate	4	317,716	317,842	309,268
Reserve Contribution Receivable - Estate	4	6,301	6,300	6,302
Gas Recharge		10,155	-	6,856
Water Recharge		95,594	-	77,945
		<u>753,832</u>	<u>648,208</u>	<u>686,971</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		18,527	16,450	14,608
Gas Recharge Expense		10,155	-	6,856
Water Recharge Expense		95,594	-	77,945
		<u>124,276</u>	<u>16,450</u>	<u>99,409</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		9,861	9,000	12,079
Cleaning Windows		2,286	7,800	7,109
Sundries		-	-	(30)
Electrical Repairs		-	-	290
Lift Maintenance Contract		15,386	15,550	14,691
Drainage System		1,953	5,000	23,405
Landscaping and Gardening		6,479	7,000	8,597
Garden Light Maintenance		1,182	3,680	-
Rubbish Removal		115,661	110,000	122,752
Canary Wharf Irrigation Charge		2,720	3,450	-
		<u>155,528</u>	<u>161,480</u>	<u>188,893</u>
<b>INSURANCE</b>				
Building and terrorism		137,237	137,236	137,237
		<u>137,237</u>	<u>137,236</u>	<u>137,237</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	3,900	-
Legal Fees		31,514	5,000	-
		<u>31,514</u>	<u>8,900</u>	<u>-</u>
<b>SUB TOTAL</b>				
		<u>448,555</u>	<u>324,066</u>	<u>425,539</u>
ESTATE CONTRIBUTION	5	334,884	317,842	317,419
ESTATE CONTRIBUTION - MAJOR WORKS	5	6,301	6,300	6,302
<b>TOTAL EXPENDITURE</b>		<u>789,740</u>	<u>648,208</u>	<u>749,260</u>
<b>SURPLUS/(DEFICIT)</b>		<u>(35,908)</u>	<u>-</u>	<u>(62,289)</u>



**CANARY RIVERSIDE ESTATE**

**ANALYSIS OF COMMERCIAL EXPENDITURE  
FOR THE YEAR ENDED 31 MARCH 2013**

		<b>Commercial in Residential</b>	<b>Club Building</b>	<b>1 Westferry</b>	<b>Total</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>COMMERCIAL EXPENDITURE SPLIT</b>					
<b>UTILITIES</b>					
Electricity		1,469	10,683	-	12,152
Gas Recharge Expense		10,155	-	-	10,155
Water Recharge Expense		7,352	41,991	-	49,343
		<u>18,976</u>	<u>52,674</u>	<u>-</u>	<u>71,650</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>					
General Repairs & Maintenance		79	1,595	45	1,719
General Maintenance		-	-	-	-
Cleaning Windows		551	1,735	-	2,286
Sundries		-	-	-	-
Electrical Repairs		-	-	-	-
Lift Maintenance Contract		-	15,386	-	15,386
Drainage System		-	-	1,953	1,953
Landscaping		-	-	-	-
Garden Light Maintenance		-	-	-	-
Canary Wharf Irrigation Charge		-	-	-	-
Rubbish Removal		29,462	29,495	29,462	88,419
		<u>30,092</u>	<u>48,211</u>	<u>31,460</u>	<u>109,763</u>
<b>INSURANCE</b>					
Building and terrorism		8,575	28,017	9,119	45,711
		<u>8,575</u>	<u>28,017</u>	<u>9,119</u>	<u>45,711</u>
<b>PROFESSIONAL</b>					
Audit & Accountancy Fee		-	-	-	-
Legal Fees		-	31,514	-	31,514
		<u>-</u>	<u>31,514</u>	<u>-</u>	<u>31,514</u>
<b>SUB TOTAL</b>					
		<u>57,643</u>	<u>160,416</u>	<u>40,579</u>	<u>258,638</u>
<b>ESTATE CONTRIBUTION</b>	<b>5</b>	<b>13,422</b>	<b>71,761</b>	<b>26,445</b>	<b>111,628</b>
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	<b>5</b>	<b>250</b>	<b>1,350</b>	<b>500</b>	<b>2,100</b>
<b>TOTAL EXPENDITURE</b>		<u><b>71,315</b></u>	<u><b>233,527</b></u>	<u><b>67,524</b></u>	<u><b>372,366</b></u>

**CANARY RIVERSIDE ESTATE**

**ANALYSIS OF BUILDING EXPENDITURE  
FOR THE YEAR ENDED 31 MARCH 2013**

	Residential	Commercial in Residential	Total
	£	£	£
<b>BUILDING EXPENDITURE SPLIT</b>			
<b>STAFFING</b>			
Doormen	221,458	-	221,458
Uniforms and training	3,094	-	3,094
	<u>224,552</u>	<u>-</u>	<u>224,552</u>
<b>UTILITIES</b>			
Electricity	180,992	1,469	182,461
Gas	32,357	10,155	42,512
Water	49,720	7,352	57,072
Telephone/MOB/Radios	4,530	-	4,530
	<u>267,599</u>	<u>18,976</u>	<u>286,575</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>			
Barrier Maintenance	1,623	-	1,623
Fire Alarm/Equipment Maintenance	438	-	438
General Repairs & Maintenance	53,732	79	53,811
Light Bulbs	10,915	-	10,915
Landscaping	21,691	-	21,691
Sundries	(3,004)	-	(3,004)
Mechanical & Electrical	53,121	-	53,121
Electrical Repairs	5,051	-	5,051
Cradle Maintenance	2,698	-	2,698
Lift Maintenance Contract	122,895	-	122,895
Cleaning - General	99,959	-	99,959
Cleaning Windows	9,473	551	10,024
Rubbish Removal	13,791	29,462	43,253
Garden Lighting Maintenance	5,844	-	5,844
Canary Wharf Irrigation Charge	10,927	-	10,927
Satellite/TV/Aerials	180	-	180
Irrecoverable Estate VAT + RCPVAT	107,648	-	107,648
	<u>516,982</u>	<u>30,092</u>	<u>547,074</u>
<b>INSURANCE</b>			
Building and terrorism	324,136	8,575	332,711
	<u>324,136</u>	<u>8,575</u>	<u>332,711</u>
<b>PROFESSIONAL</b>			
Audit & Accountancy Fee	-	-	-
Professional Fees	24,280	-	24,280
Legal Fees	19,430	-	19,430
Health and Safety	-	-	-
	<u>43,710</u>	<u>-</u>	<u>43,710</u>
<b>SUB TOTAL</b>	<u>1,376,979</u>	<u>57,843</u>	<u>1,434,822</u>
<b>TRANSFER TO RESERVES</b>	<u>85,000</u>	<u>-</u>	<u>85,000</u>
<b>ESTATE CONTRIBUTION</b>	5	746,845	13,422
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	14,055	250
<b>TOTAL EXPENDITURE</b>	<u>2,222,879</u>	<u>71,315</u>	<u>2,294,194</u>

**CANARY RIVERSIDE ESTATE**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2013  
COMMERCIAL IN RESIDENTIAL**

		Actual 2013	Budget 2013	Actual 2012
	<i>Notes</i>	£	£	£
<b>INCOME</b>				
Service Charges Receivable		48,275	48,275	29,600
Service Charges Receivable - Estate	4	12,739	12,741	12,395
Reserve Contribution Receivable - Estate	4	250	250	253
Gas Recharge		10,155	-	6,168
Water Recharge		7,352	-	6,687
		<u>78,771</u>	<u>61,266</u>	<u>55,103</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		1,469	1,700	813
Gas Recharge Expense		10,155	-	6,168
Water Recharge Expense		7,352	-	6,687
		<u>18,976</u>	<u>1,700</u>	<u>13,668</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		79	1,000	1,598
Cleaning Windows		551	1,000	840
Rubbish Removal		29,462	30,000	31,306
		<u>30,092</u>	<u>32,000</u>	<u>33,744</u>
<b>INSURANCE</b>				
Building and terrorism		8,575	8,575	8,575
		<u>8,575</u>	<u>8,575</u>	<u>8,575</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	1,000	-
Legal Fees		-	5,000	-
		<u>-</u>	<u>6,000</u>	<u>-</u>
<b>SUB TOTAL</b>		<u>57,643</u>	<u>48,275</u>	<u>55,987</u>
<b>ESTATE CONTRIBUTION</b>	5	13,422	12,741	12,722
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	250	250	253
<b>TOTAL EXPENDITURE</b>		<u>71,315</u>	<u>61,266</u>	<u>68,982</u>
<b>SURPLUS/(DEFICIT)</b>		<b>7,456</b>	<b>-</b>	<b>(13,859)</b>

**CANARY RIVERSIDE ESTATE**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2013  
CLUB**

		Actual 2013	Budget 2013	Actual 2012
	<i>Notes</i>	£	£	£
<b>INCOME</b>				
Service Charges Receivable		89,816	89,816	75,950
Service Charges Receivable - Estate	4	68,109	68,109	66,272
Reserve Contribution Receivable - Estate	4	1,350	1,350	1,350
Gas Recharge		-	-	688
Water Recharge		41,991	-	30,439
		<u>201,266</u>	<u>159,275</u>	<u>174,699</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		10,683	10,250	8,961
Gas Recharge Expense		-	-	688
Water Recharge Expense		41,991	-	30,439
		<u>52,674</u>	<u>10,250</u>	<u>40,088</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		1,595	3,000	1,862
Sundries		-	-	(30)
Electrical Repairs		-	-	290
Lift Maintenance Contract		15,366	15,550	14,691
Cleaning Windows		1,735	6,800	6,269
Rubbish Removal		29,495	25,000	31,306
		<u>48,211</u>	<u>50,350</u>	<u>54,388</u>
<b>INSURANCE</b>				
Building and terrorism		28,017	28,016	28,016
		<u>28,017</u>	<u>28,016</u>	<u>28,016</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	1,200	-
Legal Fees		31,514	-	-
		<u>31,514</u>	<u>1,200</u>	<u>-</u>
<b>SUB TOTAL</b>				
		<u>160,416</u>	<u>89,816</u>	<u>122,492</u>
<b>ESTATE CONTRIBUTION</b>	5	71,761	68,109	68,018
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	1,350	1,350	1,350
<b>TOTAL EXPENDITURE</b>		<u>233,527</u>	<u>159,275</u>	<u>191,860</u>
<b>SURPLUS/(DEFICIT)</b>		<u>(32,261)</u>	<u>-</u>	<u>(17,161)</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**WESTFERRY 1**

		Actual 2013	Budget 2013	Actual 2012
	Notes	£	£	£
<b>INCOME</b>				
Service Charges Receivable		39,819	39,819	30,550
Service Charges Receivable - Estate	4	24,973	25,097	24,422
Reserve Contribution Receivable - Estate	4	500	500	498
		<u>65,292</u>	<u>65,416</u>	<u>55,470</u>
<b>EXPENDITURE</b>				
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		45	-	-
Drainage System		1,953	5,000	23,405
Rubbish Removal		29,462	25,000	31,306
		<u>31,460</u>	<u>30,000</u>	<u>54,711</u>
<b>INSURANCE</b>				
Building and terrorism		9,119	9,119	9,119
		<u>9,119</u>	<u>9,119</u>	<u>9,119</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	700	-
		<u>-</u>	<u>700</u>	<u>-</u>
<b>SUB TOTAL</b>		<u>40,579</u>	<u>39,819</u>	<u>63,830</u>
<b>ESTATE CONTRIBUTION</b>	5	26,445	25,097	25,066
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	500	500	498
<b>TOTAL EXPENDITURE</b>		<u>67,524</u>	<u>65,416</u>	<u>89,394</u>
<b>SURPLUS/(DEFICIT)</b>		<u>(2,232)</u>	-	<u>(33,924)</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**HOTEL**

		Actual 2013	Budget 2013	Actual 2012
	<i>Notes</i>	£	£	£
<b>INCOME</b>				
Service Charges Receivable		146,156	146,156	150,500
Service Charges Receivable - Estate	4	211,895	211,895	206,179
Reserve Contribution Receivable - Estate	4	4,201	4,200	4,201
Water Recharge		46,251	-	40,819
		<u>408,503</u>	<u>362,251</u>	<u>401,699</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		6,375	4,500	4,834
Water Recharge Expense		46,251	-	40,819
		<u>52,626</u>	<u>4,500</u>	<u>45,653</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		8,142	5,000	8,619
Rubbish Removal		27,242	30,000	28,834
Landscaping and Gardening		6,479	7,000	8,597
Garden Light Maintenance		1,182	3,680	-
Canary Wharf Irrigation Charge		2,720	3,450	-
		<u>45,765</u>	<u>49,130</u>	<u>46,050</u>
<b>INSURANCE</b>				
Building Insurance		91,526	91,526	91,527
		<u>91,526</u>	<u>91,526</u>	<u>91,527</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	1,000	-
		<u>-</u>	<u>1,000</u>	<u>-</u>
<b>SUB TOTAL</b>				
		<u>189,917</u>	<u>146,156</u>	<u>183,230</u>
ESTATE CONTRIBUTION	5	223,256	211,895	211,613
ESTATE CONTRIBUTION - MAJOR WORKS	5	4,201	4,200	4,201
<b>TOTAL EXPENDITURE</b>		<u>417,374</u>	<u>362,251</u>	<u>399,044</u>
<b>SURPLUS/(DEFICIT)</b>		<u>(8,871)</u>	<u>-</u>	<u>2,655</u>

## CANARY RIVERSIDE ESTATE

### BALANCE SHEET AS AT 31 MARCH 2013

	<i>Notes</i>	2013 £	2013 £	2012 £	2012 £
<b>CURRENT ASSETS:</b>					
Trade Debtors		1,529,041		1,763,997	
Other Debtors		15,765		50,832	
Prepayments & Accrued Income		297,485		148,577	
Bank		<u>1,544,834</u>		<u>1,121,317</u>	
		3,387,125		3,084,723	
<b>CURRENT LIABILITIES:</b>					
Trade Creditors		11,100		204,235	
Deferred Income		1,740,942		1,598,012	
Amount due to Landlord		137,913		69,191	
Other Creditors		21,657		1,532	
Accruals		<u>481,949</u>		<u>350,081</u>	
		2,393,561		2,223,051	
<b>NET ASSETS/ ( LIABILITIES )</b>			<u><u>993,564</u></u>		<u><u>861,672</u></u>
<b>FINANCED BY:</b>					
Reserve fund - Estate	2		313,412		288,082
Reserve fund - Residential Flats	2		413,002		327,534
Reserve fund - Car park	2		258,579		237,493
Reserve fund - Commercial in Residential	2		8,571		8,563
<b>Balance carried forward at 31 March 2013</b>			<u><u>993,564</u></u>		<u><u>861,672</u></u>

**The Service Charge Fund of  
Canary Riverside Estate**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2013**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements have been prepared on the historical cost basis.

**1.2 Compliance with accounting standards**

The financial statements are prepared in accordance with applicable accounting standards.

<b>2. Reserves</b>	<b>Estate £</b>	<b>Residential Flats £</b>	<b>Car Park</b>	<b>Commercial in Residential</b>	<b>Total £</b>
Balance brought forward at 1 April 2012	288,082	327,534	237,493	8,563	861,672
Transfer from current account	25,008	85,000	20,000	-	130,008
2009 reserve deficit raised	-	-	827	-	827
Interest on reserve	322	468	259	8	1,057
Balance carried forward at 31 March 2013	<b><u>313,412</u></b>	<b><u>413,002</u></b>	<b><u>258,579</u></b>	<b><u>8,571</u></b>	<b><u>993,564</u></b>

**3. Surplus/(Deficit) on budgeted expenditure**

£

Surplus on expenditure to 31 March 2013 - Residential	160,607
Surplus on expenditure to 31 March 2013 - Car Park	8,797
Surplus on expenditure to 31 March 2013 - Commercial in Residential	7,456
Deficit on expenditure to 31 March 2013 - Club	(32,261)
Deficit on expenditure to 31 March 2013 - Westferry 1	(2,232)
Deficit on expenditure to 31 March 2013 - Hotel	(8,871)
Total Surplus for the year	<b><u>133,496</u></b>



**The Service Charge Fund of**  
**Canary Riverside Estate**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2013**

**4. Estate Income Split**

	<b>Service Charges Receivable £</b>	<b>Reserve Contribution Receivable £</b>	<b>Total £</b>
Residential	708,966	14,055	723,021
Car Park	234,601	4,651	239,252
Commercial in Residential Club	12,739	250	12,989
Westferry 1	68,109	1,350	69,459
Hotel	24,973	500	25,473
	211,895	4,201	216,096
	<u>1,261,283</u>	<u>25,007</u>	<u>1,286,290</u>

**5. Estate Expenditure Split**

	<b>Service Charge Expenditure £</b>	<b>Reserve Expenditure £</b>	<b>Total</b>
Residential	746,845	14,055	760,900
Car Park	247,177	4,651	251,828
Commercial in Residential Club	13,422	250	13,672
Westferry 1	71,761	1,350	73,111
Hotel	26,445	500	26,945
	223,256	4,201	227,457
	<u>1,328,906</u>	<u>25,007</u>	<u>1,353,913</u>