

**Service Charge Statements for Canary Riverside Estate**  
**For the year ended 31 March 2014**

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

	<b>Page</b>
Service charge fund information	1 - 2
Report of the Independent Auditors	3
Income and expenditure account - Estate	4
Income and expenditure account - Residential	5
Income and expenditure account - Car Park	6
Income and expenditure account - Commercial Combined	7
Analysis of Commercial Expenditure	8
Analysis of Building Expenditure	9
Income and expenditure account - Commercial in Residential	10
Income and expenditure account - Club	11
Income and expenditure account - Westferry 1	12
Income and expenditure account - Hotel	13
Balance Sheet	14
Notes to Accounts	15 - 16

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

**Service Charge Fund Information**  
**For the year ended 31 March 2014**

<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 2014**

**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:	3,057,740
Demands for payment were received but remained unpaid by the landlord at the period end to the value of:	56,467
No demands for payment were received by the landlord by the period end but provision was made to the value of:	369,980

**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 2014, 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.

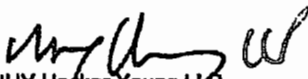
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion the service charge accounts of Canary Riverside Estate for the year ended 31 March 2014 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

Date: 04 April 2016

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**ESTATE**

	Notes	Actual 2014 £	Budget 2014 £	Actual 2013 £
<b>INCOME</b>				
Service Charges Receivable		1,378,128	1,378,128	1,261,284
Reserve Contribution Receivable		25,008	25,000	25,008
Estate Service Charge Receivable Transferred to Relevant Blocks	4	(1,378,128)	-	(1,261,284)
Estate Reserve Contribution Receivable Transferred to Relevant Blocks	4	(25,008)	-	(25,008)
		<u>-</u>	<u>1,403,128</u>	<u>-</u>
<b>EXPENDITURE</b>				
<b>STAFFING</b>				
Contracts and management staff		201,181	220,500	225,780
Uniforms and training		248	2,100	1,245
Staff recruitment		10,805	5,000	-
		<u>212,232</u>	<u>227,600</u>	<u>227,035</u>
<b>UTILITIES</b>				
Electricity		127,365	121,000	120,274
Telephone/MOB/Radios		10,481	13,000	10,833
		<u>137,846</u>	<u>134,000</u>	<u>131,107</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
Barrier Maintenance		-	3,000	922
Drainage System		470	5,000	12,942
Fire Alarm/Equipment Maintenance		11,818	15,500	13,608
General Repairs & Maintenance		19,237	22,000	19,203
Light Bulbs		1,248	7,000	3,725
Security/CCTV		483,909	485,860	532,822
Sundries		9,347	1,000	-
Vermin Control		1,427	2,000	1,524
Mechanical & Electrical		174,464	181,000	124,899
Electrical Repairs		7,873	6,000	2,894
Lift Maintenance Contract		3,999	4,500	4,224
Cleaning - General		8,649	9,410	8,821
Cleaning - Materials		319	-	-
Cleaning Windows		-	300	25
Estate Office Expenditure		34,864	26,875	29,273
Estate Vehicles		4,091	6,000	2,729
Bank Charges		972	1,600	1,094
		<u>742,687</u>	<u>778,846</u>	<u>768,606</u>
<b>INSURANCE</b>				
Infrastructure, engineering and employer protection		25,580	25,681	25,682
		<u>25,580</u>	<u>25,681</u>	<u>25,682</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		6,000	14,000	6,000
Legal Fees		-	1,000	-
Professional Fees		-	10,000	-
Health and Safety		16,200	9,000	677
Management Fee		180,000	180,000	180,000
		<u>202,200</u>	<u>214,000</u>	<u>186,677</u>
<b>SUB TOTAL</b>				
		<u>1,320,526</u>	<u>1,378,128</u>	<u>1,328,808</u>
<b>TRANSFER TO RESERVES</b>				
		<u>26,008</u>	<u>26,000</u>	<u>26,008</u>
<b>TOTAL EXPENDITURE</b>				
		<u>1,346,533</u>	<u>1,403,128</u>	<u>1,353,814</u>
<b>CONTRIBUTION FROM OTHER BLOCKS</b>				
	5	<u>(1,346,533)</u>	<u>-</u>	<u>(1,353,814)</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>-</u>	<u>-</u>	<u>-</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**RESIDENTIAL**

	Notes	Actual 2014 £	Budget 2014 £	Actual 2013 £
<b>INCOME</b>				
Service Charges Receivable		1,599,542	1,599,540	1,575,466
Reserve Contribution Receivable		105,000	105,000	85,000
Service Charges Receivable - Estate	4	774,645	774,507	708,988
Reserve Contribution Receivable - Estate	4	14,055	14,050	14,055
Interest		1,519	-	-
		<u>2,494,761</u>	<u>2,493,097</u>	<u>2,383,488</u>
<b>EXPENDITURE</b>				
<b>STAFFING</b>				
Doormen		207,141	226,200	221,468
Uniforms and training		-	2,200	3,094
Staff recruitment		2,220	5,000	-
		<u>209,381</u>	<u>233,400</u>	<u>224,662</u>
<b>UTILITIES</b>				
Electricity		198,433	180,988	180,992
Gas		34,029	41,070	32,357
Water		68,938	105,165	49,720
Telephone/MOB/Radios		4,407	4,500	4,530
		<u>305,807</u>	<u>331,731</u>	<u>267,699</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
Barrier Maintenance		1,708	2,500	1,823
Fire Alarm/Equipment Maintenance		49,927	3,000	438
General Repairs & Maintenance		42,859	30,000	53,732
Light Bulbs		33,539	9,000	10,815
Landscaping		21,984	24,500	21,691
Sundries		(882)	1,500	(3,004)
Mechanical & Electrical		78,813	138,000	53,121
Electrical Repairs		51,840	30,000	5,051
Cradle Maintenance		9,683	16,790	2,698
Lift Maintenance Contract		121,082	125,078	122,895
Cleaning - General		99,959	103,958	99,959
Cleaning Windows		41,981	38,000	9,473
Rubbish Removal		12,750	25,000	13,791
Garden Lighting Maintenance		-	9,240	5,844
Canary Wharf Irrigation Charge		9,539	12,012	10,927
Satellite/TV/Aerials		4,130	3,000	180
Irrecoverable Estate VAT		122,634	126,697	107,848
		<u>701,404</u>	<u>896,273</u>	<u>616,982</u>
<b>INSURANCE</b>				
Building and terrorism		318,878	324,136	324,136
		<u>318,878</u>	<u>324,136</u>	<u>324,136</u>
<b>PROFESSIONAL</b>				
Audit & Accountancy Fee		-	-	-
Professional Fees		-	-	24,280
Legal Fees		1,848	12,000	19,430
Health and Safety		-	2,000	-
		<u>1,848</u>	<u>14,000</u>	<u>43,710</u>
<b>SUB TOTAL</b>				
		<u>1,537,296</u>	<u>1,599,540</u>	<u>1,376,979</u>
<b>TRANSFER TO RESERVES</b>				
		<u>105,000</u>	<u>105,000</u>	<u>85,000</u>
<b>ESTATE CONTRIBUTION</b>				
	5	742,136	774,507	746,846
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>				
	5	14,066	14,060	14,066
<b>TOTAL EXPENDITURE</b>				
		<u>2,398,488</u>	<u>2,493,097</u>	<u>2,222,879</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>88,273</u>	<u>-</u>	<u>180,607</u>

**CANARY RIVERSIDE ESTATE**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2014**

**CAR PARK**

	Notes	Car Park Residential 2014	Car Park Commercial 2014	Actual Total 2014	Budget Total 2014	Actual Total 2013
		£	£	£	£	£
<b>INCOME</b>						
Service Charges Receivable		154,944	44,510	199,454	199,455	170,814
Reserve Contribution Receivable		14,415	5,585	20,000	20,000	20,000
Service Charges Receivable - Estate	4	185,130	71,203	256,333	256,331	234,601
Reserve Contribution Receivable - Estate	4	3,363	1,292	4,655	4,650	4,651
Water Recharge		-	1,641	1,641	-	1,446
		<u>357,852</u>	<u>124,231</u>	<u>482,083</u>	<u>480,436</u>	<u>431,512</u>
<b>EXPENDITURE</b>						
<b>UTILITIES</b>						
Electricity		32,878	12,739	45,617	43,000	37,923
Water Recharge Expense		-	1,641	1,641	-	1,446
Telephone/MOB/Radios		416	161	577	500	542
		<u>33,294</u>	<u>14,541</u>	<u>47,835</u>	<u>43,500</u>	<u>39,911</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>						
Barrier Maintenance		525	204	729	11,000	8,338
General Repairs & Maintenance		2,118	821	2,939	6,000	3,672
Sundries		-	-	-	-	(60)
Electrical Repairs		19,706	7,835	27,341	17,000	233
Lighting & Fitting		16,496	6,391	22,887	22,500	9,266
Irrecoverable VAT		37,861	-	37,861	40,071	30,143
		<u>76,706</u>	<u>15,051</u>	<u>91,757</u>	<u>96,571</u>	<u>51,592</u>
<b>INSURANCE</b>						
Building and terrorism		42,106	16,314	58,420	59,384	59,384
		<u>42,106</u>	<u>16,314</u>	<u>58,420</u>	<u>59,384</u>	<u>59,384</u>
<b>SUB TOTAL</b>						
		<u>152,106</u>	<u>45,906</u>	<u>198,012</u>	<u>199,455</u>	<u>150,887</u>
<b>TRANSFER TO RESERVES</b>						
		<u>14,415</u>	<u>5,585</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
<b>ESTATE CONTRIBUTION</b>						
	5	<u>177,027</u>	<u>68,591</u>	<u>245,618</u>	<u>256,331</u>	<u>247,177</u>
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>						
	5	<u>3,363</u>	<u>1,292</u>	<u>4,655</u>	<u>4,650</u>	<u>4,651</u>
<b>TOTAL EXPENDITURE</b>						
		<u>346,911</u>	<u>121,374</u>	<u>468,285</u>	<u>480,436</u>	<u>422,715</u>
<b>SURPLUS/(DEFICIT)</b>						
		<u>10,941</u>	<u>2,857</u>	<u>13,798</u>	<u>-</u>	<u>8,797</u>



**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**COMMERCIAL**

		Actual 2014	Budget 2014	Actual 2013
	Notes	£	£	£
<b>INCOME</b>				
Service Charges Receivable		328,954	328,954	324,066
Service Charges Receivable - Estate	4	347,160	347,288	317,716
Reserve Contribution Receivable - Estate	4	6,298	6,303	6,301
Gas Recharge		11,833	-	10,155
Water Recharge		93,505	-	95,594
		<u>787,740</u>	<u>682,545</u>	<u>753,832</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		19,298	18,778	18,527
Gas Recharge Expense		11,833	-	10,155
Water Recharge Expense		93,505	-	85,594
		<u>124,634</u>	<u>18,778</u>	<u>124,276</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		10,994	10,000	9,861
Water Softener		8,853	5,500	-
Cleaning Windows		4,332	7,800	2,286
Sundries		(60)	-	-
Mechanical & Electrical		988	-	-
Lift Maintenance Contract		16,045	16,350	15,386
Drainage System		650	5,000	1,653
Landscaping and Gardening		6,567	7,000	6,479
Garden Light Maintenance		-	2,300	1,182
Rubbish Removal		117,969	116,000	115,661
Canary Wharf Irrigation Charge		2,374	2,990	2,720
		<u>169,710</u>	<u>172,940</u>	<u>155,528</u>
<b>INSURANCE</b>				
Building and terrorism		135,010	137,236	137,237
		<u>135,010</u>	<u>137,236</u>	<u>137,237</u>
<b>PROFESSIONAL</b>				
Legal Fees		-	-	31,514
		<u>-</u>	<u>-</u>	<u>31,514</u>
<b>SUB TOTAL</b>				
		<u>428,364</u>	<u>328,954</u>	<u>448,656</u>
ESTATE CONTRIBUTION	5	332,772	347,288	334,884
ESTATE CONTRIBUTION - MAJOR WORKS	5	6,298	6,303	6,301
<b>TOTAL EXPENDITURE</b>		<u>787,424</u>	<u>682,545</u>	<u>789,740</u>
<b>SURPLUS/(DEFICIT)</b>		<u>20,316</u>	<u>-</u>	<u>(35,908)</u>

**CANARY RIVERSIDE ESTATE**  
**ANALYSIS OF COMMERCIAL EXPENDITURE**  
**FOR THE YEAR ENDED 31 MARCH 2014**

	Commercial in Residential	Club Building	1 Westferry	Total
	£	£	£	£
<b>COMMERCIAL EXPENDITURE SPLIT</b>				
<b>UTILITIES</b>				
Electricity	1,001	11,785	-	12,786
Gas Recharge Expense	11,833	-	-	11,833
Water Recharge Expense	8,885	39,271	-	48,156
	<u>21,699</u>	<u>51,056</u>	<u>-</u>	<u>72,755</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance	(9)	11,778	-	11,769
Cleaning Windows	1,087	3,245	-	4,332
Sundries	(60)	-	-	(60)
Mechanical & Electrical	-	988	-	988
Lift Maintenance Contract	-	16,045	-	16,045
Drainage System	-	-	650	650
Rubbish Removal	29,419	29,418	29,419	88,256
	<u>30,437</u>	<u>61,472</u>	<u>30,069</u>	<u>121,978</u>
<b>INSURANCE</b>				
Building and terrorism	8,436	27,582	8,971	44,989
	<u>8,436</u>	<u>27,582</u>	<u>8,971</u>	<u>44,989</u>
<b>SUB TOTAL</b>	<u>80,572</u>	<u>140,090</u>	<u>39,040</u>	<u>239,702</u>
<b>ESTATE CONTRIBUTION</b>	5	13,337	71,308	26,279
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	253	1,350	495
<b>TOTAL EXPENDITURE</b>	<u>74,162</u>	<u>212,748</u>	<u>85,814</u>	<u>352,724</u>

**CANARY RIVERSIDE ESTATE**

**ANALYSIS OF BUILDING EXPENDITURE  
FOR THE YEAR ENDED 31 MARCH 2014**

	Residential	Commercial in Residential	Total
	£	£	£
<b>BUILDING EXPENDITURE SPLIT</b>			
<b>STAFFING</b>			
Doomen	207,141	-	207,141
Staff recruitment	2,220	-	2,220
	<u>209,361</u>	<u>-</u>	<u>209,361</u>
<b>UTILITIES</b>			
Electricity	188,433	1,001	189,434
Gas	34,029	11,833	45,862
Water	68,938	8,865	77,803
Telephone/MOB/Radlos	4,407	-	4,407
	<u>305,807</u>	<u>21,699</u>	<u>327,506</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>			
Barrier Maintenance	1,708	-	1,708
Fire Alarm/Equipment Maintenance	49,927	-	49,927
General Repairs & Maintenance	42,659	(9)	42,650
Light Bulbs	33,539	-	33,539
Landscaping	21,984	-	21,984
Sundries	(882)	(60)	(942)
Mechanical & Electrical	78,813	-	78,813
Electrical Repairs	51,940	-	51,940
Cradle Maintenance	9,683	-	9,683
Lift Maintenance Contract	121,062	-	121,062
Cleaning - General	99,959	-	99,959
Cleaning Windows	41,961	1,087	43,048
Rubbish Removal	12,750	29,419	42,169
Canary Wharf Irrigation Charge	9,539	-	9,539
Satellite/TV/Aerials	4,130	-	4,130
Irrecoverable Estate VAT	122,634	-	122,634
	<u>701,404</u>	<u>30,437</u>	<u>731,841</u>
<b>INSURANCE</b>			
Building and terrorism	318,878	8,438	327,312
	<u>318,878</u>	<u>8,438</u>	<u>327,312</u>
<b>PROFESSIONAL</b>			
Legal Fees	1,848	-	1,848
	<u>1,848</u>	<u>-</u>	<u>1,848</u>
<b>SUB TOTAL</b>			
	<u>1,837,298</u>	<u>60,672</u>	<u>1,897,970</u>
<b>TRANSFER TO RESERVES</b>			
	<u>105,000</u>	<u>-</u>	<u>105,000</u>
<b>ESTATE CONTRIBUTION</b>	5	742,136	13,337
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	14,056	263
<b>TOTAL EXPENDITURE</b>	<u>2,398,488</u>	<u>74,162</u>	<u>2,472,648</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**COMMERCIAL IN RESIDENTIAL**

	Notes	Actual 2014 £	Budget 2014 £	Actual 2013 £
<b>INCOME</b>				
Service Charges Receivable		43,575	43,575	48,275
Service Charges Receivable - Estate	4	13,919	13,919	12,739
Reserve Contribution Receivable - Estate	4	253	253	250
Gas Recharge		11,833	-	10,155
Water Recharge		8,865	-	7,352
		<u>78,445</u>	<u>67,747</u>	<u>78,771</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		1,001	1,500	1,469
Gas Recharge Expense		11,833	-	10,165
Water Recharge Expense		8,865	-	7,352
		<u>21,699</u>	<u>1,500</u>	<u>18,976</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		(9)	2,500	79
Cleaning Windows		1,087	1,000	551
Rubbish Removal		29,419	30,000	29,462
Sundries		(60)	-	-
		<u>30,437</u>	<u>33,500</u>	<u>30,092</u>
<b>INSURANCE</b>				
Building and terrorism		8,436	8,575	8,575
		<u>8,436</u>	<u>8,575</u>	<u>8,575</u>
<b>SUB TOTAL</b>				
		<u>60,572</u>	<u>43,575</u>	<u>67,843</u>
<b>TRANSFER TO RESERVES</b>				
		-	-	-
<b>ESTATE CONTRIBUTION</b>				
	5	13,337	13,919	13,422
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>				
	5	263	263	260
<b>TOTAL EXPENDITURE</b>				
		<u>74,162</u>	<u>67,747</u>	<u>71,316</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>4,283</u>	<u>-</u>	<u>7,456</u>

**CANARY RIVERSIDE ESTATE**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2014  
CLUB**

	Notes	Actual 2014 £	Budget 2014 £	Actual 2013 £
<b>INCOME</b>				
Service Charges Receivable		95,444	95,444	89,818
Service Charges Receivable - Estate	4	74,419	74,419	68,109
Reserve Contribution Receivable - Estate	4	1,350	1,350	1,350
Water Recharge		39,271	-	41,991
		<u>210,484</u>	<u>171,213</u>	<u>201,268</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		11,785	11,278	10,693
Water Recharge Expense		39,271	-	41,991
		<u>51,056</u>	<u>11,276</u>	<u>62,674</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		11,778	5,000	1,595
Mechanical & Electrical		988	-	-
Lift Maintenance Contract		18,045	18,350	15,386
Cleaning Windows		3,246	8,600	1,735
Rubbish Removal		29,419	28,000	29,495
		<u>61,472</u>	<u>58,150</u>	<u>48,211</u>
<b>INSURANCE</b>				
Building and terrorism		27,562	28,018	28,017
		<u>27,562</u>	<u>28,016</u>	<u>28,017</u>
<b>PROFESSIONAL</b>				
Legal Fees		-	-	31,514
		<u>-</u>	<u>-</u>	<u>31,514</u>
<b>SUB TOTAL</b>				
		<u>140,090</u>	<u>95,444</u>	<u>160,416</u>
<b>TRANSFER TO RESERVES</b>				
		<u>-</u>	<u>-</u>	<u>-</u>
<b>ESTATE CONTRIBUTION</b>				
	5	71,308	74,419	71,761
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>				
	5	1,350	1,350	1,350
<b>TOTAL EXPENDITURE</b>				
		<u>212,748</u>	<u>171,213</u>	<u>233,527</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>(2,264)</u>	<u>-</u>	<u>(32,261)</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**WESTFERRY 1**

		Actual 2014	Budget 2014	Actual 2013
	Notes	£	£	£
<b>INCOME</b>				
Service Charges Receivable		42,119	42,119	39,819
Service Charges Receivable - Estate	4	27,287	27,425	24,873
Reserve Contribution Receivable - Estate	4	495	500	500
		<u>69,901</u>	<u>70,044</u>	<u>65,292</u>
<b>EXPENDITURE</b>				
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		-	-	45
Drainage System		850	5,000	1,953
Rubbish Removal		29,419	28,000	29,462
		<u>30,069</u>	<u>33,000</u>	<u>31,460</u>
<b>INSURANCE</b>				
Building and terrorism		8,971	9,119	8,119
		<u>8,971</u>	<u>9,119</u>	<u>9,119</u>
<b>SUB TOTAL</b>		<u>39,040</u>	<u>42,119</u>	<u>40,679</u>
<b>TRANSFER TO RESERVES</b>		-	-	-
<b>ESTATE CONTRIBUTION</b>	5	26,279	27,425	26,445
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>	5	495	500	500
<b>TOTAL EXPENDITURE</b>		<u>65,814</u>	<u>70,044</u>	<u>67,624</u>
<b>SURPLUS/(DEFICIT)</b>		<u>4,087</u>	<u>-</u>	<u>(2,232)</u>

**CANARY RIVERSIDE ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2014**  
**HOTEL**

		Actual 2014	Budget 2014	Actual 2013
	Notes	£	£	£
<b>INCOME</b>				
Service Charges Receivable		147,818	147,816	146,156
Service Charges Receivable - Estate	4	231,525	231,525	211,895
Reserve Contribution Receivable - Estate	4	4,200	4,200	4,201
Water Recharge		45,369	-	46,251
		<u>428,910</u>	<u>383,541</u>	<u>408,503</u>
<b>EXPENDITURE</b>				
<b>UTILITIES</b>				
Electricity		6,510	6,000	6,375
Water Recharge Expense		45,369	-	46,251
		<u>61,879</u>	<u>6,000</u>	<u>62,826</u>
<b>CONTRACTS, MAINTENANCE AND SERVICES</b>				
General Repairs & Maintenance		(775)	2,500	8,142
Water Softener		8,853	5,500	-
Rubbish Removal		29,713	30,000	27,242
Landscaping and Gardening		6,587	7,000	6,479
Garden Light Maintenance		-	2,300	1,182
Canary Wharf Irrigation Charge		2,374	2,950	2,720
		<u>46,732</u>	<u>60,250</u>	<u>46,765</u>
<b>INSURANCE</b>				
Building Insurance		90,041	91,526	91,526
		<u>90,041</u>	<u>91,526</u>	<u>91,526</u>
<b>SUB TOTAL</b>				
		<u>188,652</u>	<u>147,816</u>	<u>189,817</u>
<b>TRANSFER TO RESERVES</b>				
		-	-	-
<b>ESTATE CONTRIBUTION</b>				
	5	221,848	231,525	223,258
<b>ESTATE CONTRIBUTION - MAJOR WORKS</b>				
	5	4,200	4,200	4,201
<b>TOTAL EXPENDITURE</b>				
		<u>414,700</u>	<u>383,541</u>	<u>417,374</u>
<b>SURPLUS/(DEFICIT)</b>				
		<u>14,210</u>	<u>-</u>	<u>(8,871)</u>

**CANARY RIVERSIDE ESTATE**

**BALANCE SHEET AS AT 31 MARCH 2014**

	<i>Notes</i>	<b>2014</b>	<b>2014</b>	<b>2013</b>	<b>2013</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>CURRENT ASSETS:</b>					
Trade Debtors		1,780,157		1,529,041	
Other Debtors		18,837		15,765	
Prepayments & Accrued Income		278,994		297,485	
Bank		<u>1,473,426</u>		<u>1,544,834</u>	
		3,551,414		3,387,125	
<b>CURRENT LIABILITIES:</b>					
Trade Creditors		58,467		11,100	
Deferred Income		1,859,786		1,740,842	
Amount due to Landlord		131,174		137,913	
Other Creditors		7,317		21,857	
Accruals		<u>369,980</u>		<u>481,949</u>	
		2,424,724		2,393,561	
<b>NET ASSETS/ ( LIABILITIES )</b>			<b><u>1,126,690</u></b>		<b><u>993,564</u></b>
<b>FINANCED BY:</b>					
Reserve fund - Estate	2		338,760		313,412
Reserve fund - Residential Flats	2		500,513		413,002
Reserve fund - Car park	2		278,839		258,579
Reserve fund - Commercial	2		8,578		8,571
<b>Balance carried forward at 31 March 2014</b>			<b><u>1,126,690</u></b>		<b><u>993,564</u></b>



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

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2014**

**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.

2. Reserves	Residential				Total £
	Estate £	Flats £	Car Park £	Commercial £	
Balance brought forward at 1 April 2013	313,412	413,002	258,579	8,571	993,564
Transfer from current account	25,008	105,000	20,000	-	150,008
Interest on reserve	340	511	260	7	1,118
Reserve expenditure	-	(18,000)	-	-	(18,000)
Balance carried forward at 31 March 2014	<u>338,760</u>	<u>500,513</u>	<u>278,839</u>	<u>8,578</u>	<u>1,126,690</u>

**Details of Reserve Expenditure**

**Residential Flats**

Major Works - BMS Systems

£

18,000

18,000

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

	£
Surplus on expenditure to 31 March 2014 - Residential	96,275
Surplus on expenditure to 31 March 2014 - Car Park	13,798
Surplus on expenditure to 31 March 2014 - Commercial in Residential	4,283
Deficit on expenditure to 31 March 2014 - Club	(2,264)
Surplus on expenditure to 31 March 2014 - Westferry 1	4,087
Surplus on expenditure to 31 March 2014 - Hotel	14,210
<b>Total Surplus for the year</b>	<u><u>130,389</u></u>

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

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2014**

**4. Estate Income Split**

	Service Charges Receivable £	Reserve Contribution Receivable £	Total £
Residential	774,645	14,055	788,700
Car Park	256,333	4,655	260,988
Commercial in Residential Club	13,919	253	14,172
Westferry 1	74,419	1,350	75,769
Hotel	27,287	495	27,782
	231,525	4,200	235,725
	<b>1,378,128</b>	<b>25,008</b>	<b>1,403,136</b>

**5. Estate Expenditure Split**

	Service Charge Expenditure £	Reserve Expenditure £	Total £
Residential	742,135	14,055	756,190
Car Park	245,618	4,655	250,273
Commercial in Residential Club	13,337	253	13,590
Westferry 1	71,308	1,350	72,658
Hotel	26,279	495	26,774
	221,848	4,200	226,048
	<b>1,320,525</b>	<b>25,008</b>	<b>1,345,533</b>

**IN THE CLAIM NO:  
FIRST-TIER LON/00GB/LAM/2015/0012  
TRIBUNAL  
(PROPERTY 2<sup>nd</sup> Witness Statement of M  
CHAMBER) Waterman dated 12 April  
2016  
RESIDENTIAL Exhibit: MBW2  
PROPERTY**

**BETWEEN**

**SEE LIST OF 98 RESIDENTS  
(REVISED DRAFT FROM 13 RESIDENTS)  
Applicants**

**AND**

**CANARY RIVERSIDE  
ESTATE MANAGEMENT LIMITED (1)  
OCTAGON OVERSEAS LIMITED (2)**

**Respondents**

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**Witness Statement of Marc Brian  
Waterman**

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