

To Residential Leaseholders
Canary Riverside Estate
Westferry Circus
London E14 8RH

29 September 2023
SU.pc

Dear Leaseholders -

Service Charge Accounts – Year Ended 31 March 2023

Please find herewith the certified accounts of service charge expenditure for the year ended 31 March 2023.

This period coincided with the peak of global energy prices at 4 times normal levels in September last year along with all the other supply-chain and inflationary increases in costs which affect all sectors.

Nevertheless, the news is good. We were still able to stay within the overall budget and end up with a surplus of £235,033. This sum is allocated on Page 3 between the various cost centres.

I am therefore crediting that surplus to you all by the usual apportionments attributable to your lease.

The credit appears on our attached demand for the second half-yearly instalment of service charges due for the period 1/10/23 to 31/3/24.

Further to our management update earlier this month, the laying of the new corridor carpeting is still progressing well with good feedback from residents.

As for the cladding remediation, we are still awaiting final clearance from the government's Funding Approvals Board. Separately, the landlords have just made an application to the Property Tribunal seeking a ruling that they are the accountable parties defined under the Building Safety Act 2022. I do not know whether or to what extent this might further delay the funding approvals process but will keep you updated in due course.

Yours sincerely,



Sol Unsorfer, FIRPM
Section 24 Manager

**Canary Riverside Estate
Service Charge Accounts**

Year ended 31st March 2023

**Canary Riverside Estate
Service Charge Accounts**

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**Canary Riverside Estate
Service Charge Accounts**

**Letter of Representation from S. Unsdorfer to Accountant
Year ended 31st March 2023**

I have determined that an audit of the service charge accounts in accordance with International Standards on Auditing is not required under the terms of the lease for Canary Riverside Estate.

I was appointed Manager of Canary Riverside Estate on 1st October 2019 by the First Tier Tribunal and I am responsible for ensuring that the financial management of the service charges is sound and that there is an effective system of internal control which facilitates the proper use of the service charges and which includes arrangements for good management of the building and all communal grounds for which I have responsibility.

I confirm that all relevant costs included as expenditure in the service charge information for the year ended 31st March 2023 including any payments to reserve funds, is a proper charge to the property and is in accordance with the underlying leases. Where necessary I have complied with the provisions of Section 20 of the Landlord and Tenant Act 1985 in relation to long-term expenditure and major works as defined by the legislation.

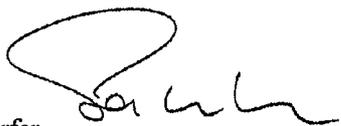
Where necessary, the allocation of relevant expenditure across the various service charge sectors including that relating to the above property is in accordance with the lease.

All the accounting records have been made available to you for the purpose of your engagement and all the transactions relating to service charges have been properly reflected and recorded in the accounting records. Any significant matters of which I consider you ought to be aware have been brought to your attention.

The charge to the reserve fund in is in accordance with the provisions of the leases and the amounts have been accurately reflected in the reserve fund (where applicable) included as part of the service charge statement of relevant costs.

All service charge monies managed by me are held separately in trust in accordance with Section 42 of the Landlord and Tenant Act 1987 in designated interest-bearing accounts with Barclays Bank plc and the balances reconciled to the fund balances shown in the statement of account.

I confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience (and, where appropriate, of inspection of supporting documentation) sufficient to satisfy myself that I can make the above representations to you.



S. Unsdorfer

Date: 29th September 2023

Sol Unsdorfer's Declaration

I approve the attached summary of costs.



S. Unsdorfer

Date: 29th September 2023

**Canary Riverside Estate
Service Charge Accounts**

**Independent Accountants' Report
Year ended 31st March 2023**

In accordance with our engagement, we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts set out in the following pages for the year ended 31st March 2023 in order to provide a report of factual findings about the service charge accounts that you have been issued.

This report is made to Sol Unsdorfer who was appointed Manager by the First Tier Tribunal - Property for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to Mr. Unsdorfer and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Mr. Unsdorfer for our work or for this report.

Basis of report

Our work was carried out having regard to TECH 03/11 (Residential Service Charge Accounts) published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

1. We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the managing agent;
2. We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
3. We checked whether the balance of service charge monies for this property agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedures do not constitute an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements set out below.

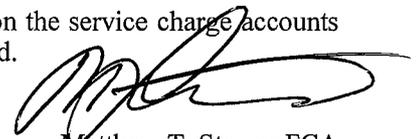
Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Report of factual findings

- (a) With respect to item 1, we found the figures in the statement of account to have been extracted correctly from the accounting records.
- (b) With respect to item 2, we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.
- (c) With respect to item 3, we found that the balance of service charge monies shown on the service charge accounts agrees or reconciles to the bank statements for the accounts in which the funds are held.

Date: 29th September 2023

Acorn House
33 Churchfield Road
Acton, London W3 6AY


Matthew T. Stower FCA

Clarke & Co
Chartered Accountants
Statutory Auditors

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - All Sectors Summary
Year ended 31st March 2023**

	Estate £	Residential Flats £	Car Park (Residential) £	Commercial (incl Car Park) £	Total £
Income					
Service charge receivable	1,372,171	2,685,802	181,784	255,363	4,495,120
Sundry income	-	-	-	3,289	3,289
2022- Interest transferred to estate reserve	-	(10,869)	-	-	(10,869)
Service charge reapportionment for YE 2022	-	33,625	7,456	(41,081)	-
	<u>1,372,171</u>	<u>2,708,558</u>	<u>189,240</u>	<u>217,571</u>	<u>4,487,540</u>
Total income	1,372,171	2,708,558	189,240	217,571	4,487,540
Expenditure relating to the period					
	(930,428)	(2,737,635)	(193,047)	(391,397)	(4,252,507)
Surplus/(deficit) for the period	441,743	(29,077)	(3,807)	(173,826)	235,033
Net contribution from other blocks	(441,743)	248,260	60,428	133,055	-
	<u>£ -</u>	<u>£219,183</u>	<u>£56,621</u>	<u>£(40,771)</u>	<u>£235,033</u>

Balance Sheet Summary

	2023 £	2022 £
Assets	8,404,909	6,835,016
Liabilities	(3,409,967)	(1,892,237)
Net assets	<u>£4,994,942</u>	<u>£4,942,779</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Estate
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Income			
Service charge receivable	1,174,395	1,372,171	1,226,170
Estate service charge transferred to relevant blocks	(1,174,395)	(1,372,171)	(1,226,170)
	<u>£ -</u>	<u>£ -</u>	<u>£ -</u>
Expenditure			
Staffing			
Contracts and management staff	201,300	194,476	205,026
HR Admin PA	30,195	30,409	29,986
Uniforms and training	1,000	2,474	1,299
Staff equipment water and welfare needs	1,500	6,478	4,344
Parcel logging system	1,000	-	(1,253)
Staff recruitment	500	-	-
Utilities			
Electricity	185,000	-	-
Telephone, mobile and radios	800	727	420
Contracts, maintenance and services			
Door entry system	3,000	2,908	4,378
Drainage system	8,000	3,668	10,352
Fire alarm/equipment maintenance	13,000	17,180	26,708
General repairs and maintenance	35,000	9,490	27,016
Security (contracted)	381,350	439,560	402,928
Pest control	3,000	1,737	1,627
Estate Gator maintenance	1,200	4,957	814
Mechanical and electrical maintenance (contract)	45,000	64,402	122,547
Electrical repairs	3,000	5,212	3,025
Clever energy, billing and consulting	35,500	54,935	35,773
Energy controls, metering contract	30,000	33,264	17,088
Sign writing and notices	350	1,376	3,567
Lift maintenance contract and repairs	4,000	3,666	3,872
Cleaning (contracted)	12,700	13,849	12,674
Lighting and fittings	5,000	-	48
Cleaning materials	2,000	1,499	591
Canary Wharf irrigation charge	12,500	(12,500)	12,500
	<u>1,015,895</u>	<u>879,767</u>	<u>925,330</u>
Carried forward			

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Estate
Year ended 31st March 2023**

	Note	Budget £	2023 £	2022 £
Brought forward		1,015,895	879,767	925,330
Insurance				
Public liability insurance		-	2,814	2,414
Other insurance		-	5,154	5,157
Public liability insurance year ended 31.3.2020		-	-	(2,236)
Other insurance year ended 31.3.2020		-	-	2,236
Professional fees				
Accountancy		15,000	9,114	10,466
VAT accounting		-	13,670	13,670
Legal fees		130,000	7,367	200,473
Part refund of HML legal and professional fees		-	-	(91,390)
Health and safety		6,000	2,942	3,178
Professional fees		6,000	7,974	7,088
General expenses				
Bank charges		500	600	600
Sundry expenses		1,000	1,026	1,467
Total Sector Expenditure		£1,174,395	£930,428	£1,078,453
 Summary				
		Budget £	2023 £	2022 £
Total income		1,174,395	1,372,171	1,226,170
Total expenditure		(1,174,395)	(930,428)	(1,078,453)
Surplus/(deficit) for the period		-	441,743	147,717
Net contribution (to)/from other blocks		-	(441,743)	(147,717)
		£ -	£ -	£ -

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Estate
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Estate income split			
Residential	56.20 %	771,160	689,108
Car Park	18.60 %	255,224	228,068
Commercial in residential	1.01 %	13,858	12,384
Club	5.40 %	74,097	66,213
Westferry 1	1.99 %	27,307	24,400
Hotel	16.80 %	230,525	205,997
Total Sector Expenditure	100.00%	£1,372,171	£1,226,170
Estate expenditure split			
Residential	56.20 %	522,901	606,091
Car Park	18.60 %	173,060	200,592
Commercial in residential	1.01 %	9,397	10,892
Club	5.40 %	50,242	58,237
Westferry 1	1.99 %	18,516	21,461
Hotel	16.80 %	156,312	181,180
Total Sector Expenditure	100.00%	£930,428	£1,078,453

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Residential
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Income			
Service charge receivable	2,644,421	2,685,802	2,199,790
Estate service charge receivable	685,300	771,160	689,108
Interest received	-	-	10,869
2022- interest transferred to estate reserves	-	(10,869)	-
Service charge for prior periods backdated	-	-	5,979
Service charge reapportionment YE 2022	-	33,625	-
	<u>£3,329,721</u>	<u>£3,479,718</u>	<u>£2,905,746</u>
Expenditure			
Staffing			
Concierge	308,450	324,009	287,622
Staff relief/ Agency Porterage	-	65,036	-
HR Admin	46,267	47,430	41,035
Uniforms and training	2,200	2,170	2,690
Parcel logging system	4,800	6,232	5,378
Staff recruitment	1,000	6,420	-
Staff equipment, water and welfare needs	3,000	10,499	3,698
Utilities			
Electricity	430,000	487,861	214,878
Gas	120,000	109,380	60,721
Gas - recoverable from commercial	-	(13,384)	(6,464)
Water	135,000	213,768	202,526
Water- recoverable from commercial	-	(120,856)	(66,558)
Telephone, mobile and radios	2,200	2,960	3,108
Contracts, maintenance and services			
Door entry system/CCTV maintenance	12,000	4,191	6,436
Fire alarm/equipment maintenance	-	9,672	10,838
General repairs and maintenance	100,000	78,300	61,438
Lighting and fittings	7,500	4,932	15,306
Mechanical and electrical maintenance	140,000	195,554	36,105
Electrical repairs	6,000	29,083	(1,054)
Sign writing and notices	1,250	727	1,029
Energy controls and meter upgrades	36,000	36,000	36,000
Energy, billing and consulting	-	-	1,306
Canary wharf irrigation charge	-	15,305	-
Lift maintenance contract and repairs	105,000	100,272	104,020
Cleaning (contracted)	140,610	215,133	129,952
Cleaning materials	2,000	1,992	1,589
Window cleaning	50,000	34,651	44,797
Rubbish removal	48,000	51,160	16,967
Water softener - adjustment for prior year	-	-	1,996
Gardening maintenance and planting	-	37,485	36,052
	<u>1,701,277</u>	<u>1,955,982</u>	<u>1,251,411</u>
Carried forward			

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Residential
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Brought forward	1,701,277	1,955,982	1,251,411
Water treatment	2,500	6,792	7,955
Satellite, TV, aerials and maintenance	1,800	1,901	1,877
Cradle maintenance	500	-	-
Insurance			
Building and terrorism insurance	525,060	575,073	507,423
Engineering insurance	13,284	15,415	14,759
Engineering insurance - adjustment for previous years	-	-	1,874
Uninsured water claims	80,000	-	-
Professional fees			
Legal fees	100,000	(44,140)	74,564
Management fees	195,000	195,000	195,000
Combined health and safety and fire risk assessment	7,000	14,110	6,720
Professional fees	16,000	6,333	4,800
General expenses			
Sundry expenses	2,000	11,169	3,798
Total Sector Expenditure	<u>£2,644,421</u>	<u>£2,737,635</u>	<u>£2,070,181</u>
 Summary			
	Budget £	2023 £	2022 £
Total income	3,329,721	3,479,718	2,905,746
Total sector expenditure	(2,644,421)	(2,737,635)	(2,070,181)
Estate expenditure contribution	(685,300)	(522,901)	(606,091)
	<u>£ -</u>	<u>£ 219,182</u>	<u>£ 229,474</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Car Park
Year ended 31st March 2023**

Note	Budget 2023				2023 Total £	2022 Total £
	Hotel and Commercial £	Residential £	Total £	Hotel and Commercial Residential £		
Brought forward	54,430	157,165	211,595	62,464	240,481	127,123
Insurance						
Building and terrorism insurance	-	13,560	13,560	-	15,030	3,800
Engineering insurance	-	3,024	3,024	-	-	378
Total Sector Expenditure	<u>£54,430</u>	<u>£173,749</u>	<u>£228,179</u>	<u>£62,464</u>	<u>£255,511</u>	<u>£131,301</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Car Park
Year ended 31st March 2023**

	Note	Budget 2023				2023 Total £	2022 Total £
		Hotel and Commercial £	Residential £	Total £	Hotel and Commercial Residential £		
Summary							
Total income		117,839	337,148	454,987	109,535	374,346	482,992
Total sector expenditure		(54,430)	(173,749)	(228,179)	(62,464)	(193,047)	(131,201)
Estate expenditure contribution		(63,409)	(163,399)	(226,808)	(48,382)	(124,678)	(200,592)
Surplus/(deficit) before recharges and VAT		-	-	-	(1,311)	56,621	151,199
Surplus/(deficit) before recharge and provisions		£ -	£ -	£ -	£ (1,311)	£ 56,621	£151,199

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Commercial in Residential (CIR)
Year ended 31st March 2023**

	Note	Budget £	2023 £	2022 £
Income				
Service charge receivable		23,869	28,155	12,713
Estate service charge receivable		12,316	13,858	12,384
Sundry Income		-	3,195	-
Service charge reapportionment for YE 2022		-	335	-
		<u>£36,185</u>	<u>£45,543</u>	<u>£25,097</u>
Expenditure				
Utilities				
Electricity		7,000	12,153	5,352
Electricity adjustment for previous year		-	-	(1,438)
Contracts, maintenance and services				
General repairs and maintenance		-	-	-
Window cleaning		2,000	-	-
Rubbish removal		3,650	4,116	18,179
CIR Gator		-	-	-
Management fees		1,749	1,749	1,749
Building insurance		9,470	-	-
		<u>£23,869</u>	<u>£18,018</u>	<u>£23,842</u>
Summary				
		Budget £	2023 £	2022 £
Total income		36,185	45,543	25,097
Total sector expenditure		(23,869)	(18,018)	(23,842)
Estate expenditure contribution		(12,316)	(9,397)	(10,892)
Surplus/(deficit) before recharges and VAT		<u>-</u>	<u>18,128</u>	<u>(9,637)</u>
(Deficit)/surplus before recharges and provisions		<u>£ -</u>	<u>£18,128</u>	<u>£(9,637)</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Club
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Income			
Service charge receivable	63,154	54,905	61,954
Estate service charge receivable	65,847	74,097	66,213
Service charge reapportionment for YE 2022	-	(7,648)	-
	<u>£129,001</u>	<u>£121,354</u>	<u>£128,167</u>
Expenditure			
Utilities			
Electricity	29,000	46,876	20,647
Contracts, maintenance and services			
Water softener - adjustment for prior year	-	-	(998)
General repairs and maintenance	-	550	1,920
Lift maintenance contract	15,500	(6,027)	14,445
Gardening and landscaping	-	-	-
Window cleaning	-	-	-
Rubbish removal	7,300	7,948	18,179
Water softener/materials and lamps	2,000	-	741
Management fees	9,354	9,354	9,354
Engineering insurance - adjustment for prior year	-	-	(1,874)
	<u>£63,154</u>	<u>£58,701</u>	<u>£62,414</u>
Total Sector Expenditure			
Summary			
	Budget £	2023 £	2022 £
Total income	129,001	121,354	128,167
Total sector expenditure	(63,154)	(58,701)	(62,414)
Estate expenditure contribution	(65,847)	(50,242)	(58,237)
	<u>-</u>	<u>12,411</u>	<u>7,516</u>
Surplus/(deficit) before recharges and VAT			
(Deficit)/surplus before recharges and provisions	<u>£ -</u>	<u>£12,411</u>	<u>£ 7,516</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Westferry 1
Year ended 31st March 2023**

Note	Budget £	2023 £	2022 £
Income			
Sundry	-	-	3,744
Service charge receivable	51,947	48,907	47,447
Estate service charge receivable	24,266	27,306	24,401
Service charge reapportionment for YE 2022	-	(2,819)	-
	<u>£76,213</u>	<u>£73,394</u>	<u>£75,592</u>
Expenditure			
Contracts, maintenance and services			
Electricity	12,000	13,889	6,117
Electricity - adjusted for prior year	-	-	1,438
Rubbish removal	36,500	38,606	18,179
Westferry 1 Gator	-	-	-
Management fees	3,447	3,447	3,447
Interest on late payment	-	-	3,744
	<u>£51,947</u>	<u>£55,942</u>	<u>£32,925</u>
Summary			
	Budget £	2023 £	2022 £
Total income	76,213	73,394	75,592
Total sector expenditure	(51,947)	(55,942)	(32,925)
Estate expenditure contribution	(24,266)	(18,516)	(21,461)
	<u>-</u>	<u>(1,064)</u>	<u>21,206</u>
Surplus/(deficit)			
(Deficit)/surplus before recharges and provisions	<u>£ -</u>	<u>£ (1,064)</u>	<u>£21,206</u>

**Canary Riverside Estate
Service Charge Accounts**

**Income and Expenditure Account - Hotel
Year ended 31st March 2023**

	Note	Budget £	2023 £	2022 £
Income				
Service charge receivable		102,400	76,734	89,900
Estate service charge receivable		204,858	230,525	205,997
Sundry income		-	94	-
Service charge reapportionment for YE 2022		-	(23,704)	-
		<u>£307,258</u>	<u>£283,649</u>	<u>£295,897</u>
 Expenditure				
Utilities				
Electricity		65,000	145,837	64,234
 Contracts, maintenance and services				
General repairs and maintenance		-	-	1,150
Mechanical and electrical		-	1,050	-
Gardening and landscaping		-	8,812	7,539
Rubbish removal		7,300	8,078	18,179
Canary Wharf irrigation charge		-	3,395	-
Water softener/materials and lamps		1,000	-	741
Management fees		29,100	29,100	29,100
Water softener - adjustment for prior years		-	-	(998)
		<u>£102,400</u>	<u>£196,272</u>	<u>£119,945</u>
 Summary				
		Budget £	2023 £	2022 £
Total income		307,258	283,649	295,897
Total sector expenditure		(102,400)	(196,272)	(119,945)
Estate expenditure contribution		(204,858)	(156,312)	(181,180)
Surplus/(deficit)		<u>-</u>	<u>(68,935)</u>	<u>(5,228)</u>
(Deficit)/surplus before recharges and provisions		<u>£ -</u>	<u>£(68,935)</u>	<u>£(5,228)</u>

**Canary Riverside Estate
Service Charge Accounts**

**Electricity and Recharge Account
Year ended 31st March 2023**

Electricity	2023	2022
	£	£
Electricity - wholesale	4,016,890	2,753,458
Directly recharged to all tenants/units	(2,954,881)	(2,106,979)
	<hr/>	<hr/>
Less: Commercial VAT	1,062,009	646,479
	(340,765)	(263,298)
	<hr/>	<hr/>
Net electricity position	721,244	383,181
Electricity - VAT due to HMRC	120,978	25,858
Prior year adjustment	25,857	(26,693)
	<hr/>	<hr/>
Electricity Cost	<u>£ 868,079</u>	<u>£ 382,346</u>

Electricity cost divided per sector in addition to direct unit recharge as follows:

	Residential	CP Res.	CP Comm.	CIR	Hotel	WF1	Club	Total
	56.20%	13.4%	5.2%	1.01%	16.80%	1.99%	5.40%	
	£	£	£	£	£	£	£	£
Car Park - residential	-	117,104	-	-	-	-	-	117,104
Car Park - commercial	-	-	44,359	-	-	-	-	44,359
Residential	487,861	-	-	-	-	-	-	487,861
CIR	-	-	-	12,153	-	-	-	12,153
Westferry 1	-	-	-	-	-	13,889	-	13,889
Club	-	-	-	-	-	-	46,876	46,876
Hotel	-	-	-	-	145,837	-	-	145,837
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total recharge to sectors as at 31st March 2023	<u>£487,861</u>	<u>£117,104</u>	<u>£44,359</u>	<u>£12,153</u>	<u>£145,837</u>	<u>£13,889</u>	<u>£46,876</u>	<u>£868,079</u>

**Canary Riverside Estate
Service Charge Accounts**

**Reserve Fund
Year ended 31st March 2023**

	Estate Reserves £	Residential Flats Reserves £	Car Park Reserves £	Commercial Reserve - held by Landlord £	Westferry 1 £	Club £	Commercial in Residential Reserves £	Car Park Cladding Reserves £	Cladding Reserves £	Total £
Balance as at 1st April 2022	1,884,964	2,653,835	257,667	11,132	21,688	4,201	2,090	107,202	-	4,942,779
Reallocation of reserves	-	(762,495)	-	-	-	-	-	(107,202)	869,697	-
Demanded in period	-	-	499,965	-	-	-	-	-	-	499,965
Interest received 2023	15,559	60,567	8,884	70	-	-	-	-	2,245	87,325
Interest received 2022	10,869	-	-	-	-	-	-	-	-	10,869
Expenditure incurred	(80,708)	(431,150)	(34,092)	(46)	-	-	-	-	-	(545,996)
Balance as at 31st March 2023	<u>£1,830,684</u>	<u>£1,520,757</u>	<u>£732,424</u>	<u>£11,156</u>	<u>£21,688</u>	<u>£4,201</u>	<u>£2,090</u>	<u>£ -</u>	<u>£871,942</u>	<u>£4,994,942</u>

Notes

1. The landlord is holding cash balances of £44,300.43 in a designated bank account entitled "Canary Riverside Estate Management Limited" - Commercial Car Park Reserve Fund.
2. The landlord is holding cash balances of £11,167.07 in a designated bank account entitled "Canary Riverside Estate Management Limited" - Commercial Reserve Fund.

**Canary Riverside Estate
Service Charge Accounts**

**Balance Sheet
Year ended 31st March 2023**

Note	2023		2022	
	£	£	£	£
Assets				
Service charges due - Commercial		214,317		787,153
Service charges due - Residential		114,540		188,899
Other debtors		72,342		68,931
Amounts due from landlord		12,423		12,423
Electricity debtor		1,534,424		1,530,077
VAT control		365,465		80,157
Prepayments		362,714		195,378
Bank and cash at bank - Landlord		55,467		55,397
Bank and cash at bank - Managing agent		5,673,217		3,916,601
		8,404,909		6,835,016
Liabilities				
Service charges paid in advance - Residential	-		-	
Trade creditors	277,092		123,308	
Accruals	1,813,730		691,954	
VAT control	-		-	
Other creditors	62,446		62,446	
Provision for electricity shortfall/ security deposit	500,000		500,000	
Provision for insurance excess and claims shortfall	120,000		120,000	
Surplus for YE 2022	401,666			
Surplus for the year	235,033	(3,409,967)	394,529	(1,892,237)
		£4,994,942		£4,942,779
Net Assets				
		£4,994,942		£4,942,779
Represented by:				
Reserve Fund				
Estate reserve		1,830,684		1,884,964
Residential flats reserve		1,520,757		2,653,835
Car park cladding reserve and car park reserve		732,424		364,869
Commercial reserve - held by landlord		11,156		11,132
Westferry 1		21,688		21,688
Club		4,201		4,201
Commercial in residential reserve		2,090		2,090
Cladding reserve		871,942		-
		£4,994,942		£4,942,779

Canary Riverside Estate Service Charge Accounts

Notes to the Accounts
Year ended 31st March 2023

1. Accounting policies

The accounts have been prepared on the accruals and prepayments basis.

2. Tenants' rights and obligations

A summary of tenants' (leaseholders') rights and obligations must by law accompany a demand for service charges, and is available from the managing agents.

3. Cash at bank

With the exception of the funds held by CREM, all funds are held in trust in a designated interest-bearing client account in the name of Parkgate Aspen Limited Clients Designated Account re Canary Riverside and Parkgate Aspen Limited deposit account re Canary Riverside Cladding Account and are held at Barclays Bank PLC, Leicester LE87 2BB.

4. Estate income split

The apportionment of service charges was established by Gross Fine (Surveyors and Property Managers) in their report dated 14th April 2004 and has been used consistently since then.

	Service Charge Receivable	
	£	
Residential	771,160	56.20 %
Car park	255,224	18.60 %
Commercial in residential	13,858	1.01 %
Club	74,097	5.40 %
Westferry 1	27,307	1.99 %
Hotel	230,525	16.80 %
	£1,372,171	

5. Estate expenditure split

	Service Charge Expenditure	
	£	
Residential	522,901	56.20 %
Car park	173,060	18.60 %
Commercial in residential	9,397	1.01 %
Club	50,242	5.40 %
Westferry 1	18,516	1.99 %
Hotel	156,312	16.80 %
	£930,428	

**Canary Riverside Estate
Service Charge Accounts**

**Notes to the Accounts
Year ended 31st March 2023**

6. Amounts due to/from landlord

Included under various balance sheet headings are amounts due to and from the landlord or its associated interest and which may be summarised as follows:

Total owed by Landlord to CRE service charge	£
Service charges	
WFIC Westferry 1 (Riverside CREM 3 Ltd)	(7,356.19)
River Walk Restaurant (Riverside CREM 3 Ltd)	2,872.49
Battery Club (Riverside CREM 3 Ltd)	37.14
Commercial Parking Spaces (CREM)	(12,486.04)
Sub Total	(16,932.60)
Commercial disputes	
Shortfall - CREM deduction from Inv 109351	7,288.33
Miscellaneous	
FTT legal fees- CREM shortfall in payment	12,423.55
Total CREM owe CRE Service Charge	<u>£ 2,779.28</u>

Total owed by CREM

Insurance	
Credit note insurance CIR adjustment 01/04/20 - 31/03/21	(11,807.58)
Credit note insurance CIR adjustment 01/04/21 - 31/03/22	(14,491.42)
Credit note insurance Engineering adjustment 01/04/2022 - 31/03/2023	(147.70)
	<u>(26,466.70)</u>
Inenco	50,155.74
Total CRE Service Charge owes CREM	<u>£23,709.04</u>
Landlord balance with CRE	<u>£(20,929.76)</u>

NB: The above position is believed by the Section 24 Manager to be correct at the year end date but does not imply acceptance by CREM

7. Annual declaration

The managing agents, Parkgate Aspen Limited, declare the only source of income derived from the management of this property during the year was management fees, VAT accounting and HR fees, as prescribed in the Section 24 Management Order.