

MITRE HOUSE
124 KINGS ROAD, LONDON SW3

124 Kings Road, London SW3 4JL
Tel: 020 7591 2222

MITRE HOUSE

124 KINGS ROAD, LONDON SW3

SERVICE CHARGE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2006

Mitre House
124 Kings Road
London SW3 4JL
Tel: 020 7591 2222

MITRE HOUSE

124 KINGS ROAD, LONDON SW3

LANDLORD:

Rivers Edge Estates Limited
16 Hans Road, London, SW3 1RS

MANAGING AGENTS:

Haywards Property Services
Saffron House, Saffron Hill
London EC1N 8YB

AUDITORS:

Elliotts Shah
Registered Auditors
2nd Floor, King House,
5 - 11 Westbourne Grove
London, W2 4UA

MITRE HOUSE

124 KINGS ROAD, LONDON SW3

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REPORT OF THE AUDITORS

TO THE LESSEES OF

MITRE HOUSE

We have examined the attached statement of Service Charge Expenditure for the year ended 31 December 2006 which has been prepared by Haywards Property Services, the managing agent.

In our opinion the statement:

- Is a fair summary of the service charge costs for the year;
- Complies with section 21(5) of the Landlord and Tenant Act 1985; and
- Is sufficiently supported by accounts, receipts and other documents produced to us.

Elliotts Shah

Elliotts Shah
Registered Auditors
2nd Floor, King House,
5 - 11 Westbourne Grove
London, W2 4UA

Date: 20 March 2007

MITRE HOUSE
124 KINGS ROAD, LONDON SW3
SERVICE CHARGE ACCOUNT
STATEMENT OF EXPENDITURE ON PROVISION OF SERVICES
FOR THE YEAR ENDED 31 DECEMBER 2006

	2006		2005	
	£	£	£	£
Cleaning contract		1,850		1,768
Electricity		192		219
General repairs				
<i>External repairs</i>	106		-	
<i>Electrical repairs</i>	933		-	
<i>Locks, keys & door repairs</i>	-		93	
	<u> </u>	1,039		93
Lifts				
<i>Maintenance contract</i>	1,138		1,100	
<i>Repairs</i>	674		<u>87</u>	
		1,812		1,187
Door entry system		183		179
Insurance				
<i>Building</i>	1,352		1,477	
<i>Engineering</i>	426		<u>108</u>	
		1,778		1,585
Fire equipment service		267		197
Property telephone		193		145
Sundries				
<i>Light bulbs</i>	72		<u> </u>	
		72		-
Health & Safety		492		-
Drain cleaning & repairs		113		1,653
Carried forward		<u>7,991</u>		<u>7,026</u>

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SERVICE CHARGE ACCOUNT
STATEMENT OF EXPENDITURE ON PROVISION OF SERVICES
FOR THE YEAR ENDED 31 DECEMBER 2006

	2006		2005	
	£	£	£	£
Brought forward		7,991		7,026
Asbestos survey		-		(846)
Professional fees		-		176
Auditors' fees (including VAT)		1,208		1,150
Managing agents' fees (including VAT)		3,360		3,200
		12,559		10,706
Contribution to reserves		8,000		8,000
Major Works				
<i>External repairs & decoration</i>	-		50,731	
<i>Reserves utilised</i>	-		(50,731)	
		-		-
Landlord & Tenant Act interest		(72)		(143)
TOTAL EXPENDITURE		20,487		18,563

Note:

The interim service charge demanded for the year ended 31 December 2006 amounted to £21775. Accordingly there is a surplus of £1288 to be credited to lessees.

MITRE HOUSE
124 KINGS ROAD, LONDON SW3
BALANCE SHEET AS AT 31 DECEMBER 2006

Notes	2006		2005	
	£	£	£	£
CURRENT ASSETS				
Due from lessees, less amounts demanded in advance	444		-	
Due from Rent Account	-		25	
Other Debtors	1,696		1,367	
Prepayments	1,177		653	
Cash at Bank (held by managing agents)	22,165		14,704	
		25,482		16,749
CURRENT LIABILITIES				
Accruals and other creditors	5,581		4,147	
Due to lessees - YE Surplus	1,288		2,617	
Due to lessees including payments in advance	668		283	
		7,537		7,047
		17,945		9,702
REPRESENTED BY				
Reserve Funds	2		17,945	9,702

MITRE HOUSE
124 KINGS ROAD, LONDON SW3
SERVICE CHARGE ACCOUNT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2006

1.	In accordance with the provisions of the Landlord and Tenant Act 1985 (as amended by the Landlord and Tenant Act 1987), the following information is given to indicate the manner in which the total expenditure for the year has been calculated:	£
	Cash paid during the year	19,786
	Less: Amounts included in previous accounting period	(4,050)
	Add: Amounts paid in previous accounting period but not included in previous accounts. (Prepayments brought forward)	653
	Less: Amounts paid during the period but not included in the account. (Prepayments carried forward) *	(1,177)
	Add: Provision of charges and invoices not received. (Accruals carried forward)	5,275
	Total expenditure for the year (as shown on page 5)	20,487

* The figures shown here are in respect of expenses relating to a period subsequent to the year under review. These amounts will be included in the Statement of Expenditure on Provision of Services and service charge demands of subsequent accounting periods and may therefore not be included in a demand within eighteen months of being incurred. This information is therefore deemed to be due notice in accordance with Section 20b (2) Landlord and Tenant Act 1985 (as amended by Schedule 2 Landlord and Tenant Act 1987).

2.	<u>Reserve Fund</u>	£
	Balance as at 1 January 2006	9,702
	Transfer from Statement of Expenditure on Provision of Services (see page 5)	8,000
	Net interest	243
	Reserves utilised	-
	Balance as at 31 December 2006	17,945

Due to the uncertainty of timing of works and their extent and costs, the amount included within the accounts as a Reserve Fund should not be regarded as the full sum to meet future costs but merely a contribution towards such costs.