

**REVENUE ACCOUNT FOR THE YEAR ENDED 31st JANUARY 2006 FOR THE LESSEES OF :
Heronbridge Close**

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M51	£	£ VAT	£
INCOME			
Charges raised per 2004/05 Estimate			4,174.60
Bank Interest Received (net after taxation)			10.78
			<hr/> 4,185.38

EXPENDITURE

Insurance	1,709.44		
Repairs & Maintenance	680.90	119.16	
Gardening	733.47	128.36	
Printing & Stationery	61.20	10.71	
	<hr/> 3,185.01	258.23	

CHARGES IN ACCORDANCE WITH THE LEASES

Management Charge: 15 %	3,185.01	477.75	83.61	
Accountancy		178.67	31.27	
Ground rent collection costs		108.00	18.90	
	<hr/> 3,949.43	392.01	<hr/> 4,341.44	
SURPLUS/(DEFICIT)				<hr/> (156.06)

Divided by the following number of lessees: 24

(6.50)

We certify that the above Revenue Account for the period ended 31 January 2006 with attached pages 2-4 provides a full summary and abstract of the income and expenditure for the period pursuant to clause 6 (5) of the Lease.

The West of England Estate Management Company Limited
1 Belmont, Bath, BA1 5DZ

Signature:

Date:

Ref: M51 Address: Heronbridge Close

INSURANCE	£	£ VAT
<i>Sun Alliance</i>		
Buildings & Terrorism premium 25/12/04 - 31/01/2006	1,709.44	
	<u>1,709.44</u>	

GARDENING

	<i>Samler Landscapes</i>	
Jan-05	General Maintenance and plants for beds	54.94
Feb-05		54.94
Mar-05		54.94
Apr-05		54.94
May-05		54.94
Jun-05		54.94
Jul-05		57.69
Aug-05		57.69
Sep-05		57.69
Oct-05		57.69
Nov-05	(creditor)	57.69
Dec-05	(creditor)	57.69
Jan-06	(creditor)	57.69
	<u>733.47</u>	<u>128.36</u>

REPAIRS & MAINTENANCE

	<i>R Powers Ltd</i>	
Jan-05	Annual roof, accessible gutters & drains clean	190.90
Jul-05	Replace fencing	490.00
	<u>680.90</u>	<u>119.16</u>

Ref: M51 Address: Heronbridge Close

CURRENT ASSETS

Prepayments (note 1)

Cash at Bank	691.45
Owing by Lessees	<u>835.80</u>
	1,527.25

CURRENT LIABILITIES

Creditors (note 2)	1,683.31
	<u>(156.06)</u>

Represented by:-

Surplus/(Deficit) for year	(156.06)
	<u>(156.06)</u>

Ref: M51

Address: Heronbridge Close, Westlea, Swindon, Wilts

Notice is given under Section 48 of the Landlord & Tenant Act 1987 that the address at which Notices (including Notices in proceedings) may be served on the Landlord by you is:-

THE WEST OF ENGLAND ESTATE MANAGEMENT CO LTD
1 Belmont, Bath, BA1 5DZ

Acting as agents for the Lessor:-

Bath Ground Rent Estate Ltd, 1 Belmont, Bath, BA1 5DZ

1) Prepayments

2) Creditors

Included in the accounts.

	Cost	VAT	Gross
Samler Landscapes	173.07	30.30	£203.37
Sun Alliance	950.46		£950.46
Weemco	450.62	78.86	£529.48
Totals	1574.15	109.16	£1,683.31