

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

**Page 1**

<b>M51</b>	<b>£</b>	<b>£ VAT</b>	<b>£</b>
<b>INCOME</b>			
Charges raised per 2004/05 Estimate			4,174.60
Bank Interest Received (net after taxation)			10.78
			<u>4,185.38</u>
<b>EXPENDITURE</b>			
Insurance	1,709.44		
Repairs & Maintenance	680.90	119.16	
Gardening	733.47	128.36	
Printing & Stationery	61.20	10.71	
Total Direct Expense	<u>3,185.01</u>	<u>258.23</u>	
<b>CHARGES IN ACCORDANCE WITH THE LEASES</b>			
Management Charge: 15 %	3,185.01	477.75	83.61
Accountancy		178.67	31.27
Ground rent collection costs		108.00	18.90
		<u>3,949.43</u>	<u>392.01</u>
<b>SURPLUS/(DEFICIT)</b>			<u>(156.06)</u>
Divided by the following number of lessees:	24		<u>(6.50)</u>

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**

*Sun Alliance*

Buildings & Terrorism premium 25/12/04 - 31/01/2006

£

£ VAT

1,709.44

1,709.44

**GARDENING**

*Samler Landscapes*

Jan-05 General Maintenance and plants for beds

54.94

9.61

Feb-05

54.94

9.61

Mar-05

54.94

9.61

Apr-05

54.94

9.61

May-05

54.94

9.61

Jun-05

54.94

9.61

Jul-05

57.69

10.10

Aug-05

57.69

10.10

Sep-05

57.69

10.10

Oct-05

57.69

10.10

Nov-05

(creditor)

57.69

10.10

Dec-05

(creditor)

57.69

10.10

Jan-06

(creditor)

57.69

10.10

733.47

128.36

**REPAIRS & MAINTENANCE**

*R Powers Ltd*

Jan-05 Annual roof, accessible gutters & drains clean

190.90

33.41

Jul-05 Replace fencing

490.00

85.75

680.90

119.16

**BALANCE SHEET FOR THE LESSEES OF HERONBRIDGE CLOSE**  
31st January 2006

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**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>

**NOTES ACCOMPANYING THE BALANCE SHEET  
FOR THE PERIOD ENDED :- 31st January 2006**

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**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

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**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
<b>Totals</b>	<b>1574.15</b>	<b>109.16</b>	<b>£1,683.31</b>