

**VICTORY HILL MANAGEMENT CO. LIMITED**  
**SERVICE CHARGE STATEMENT OF ACCOUNT**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2012**

## VICTORY HILL MANAGEMENT CO. LIMITED

### Service Charge Statement of Account for the Year Ended 31 December 2012

#### Report of the Independent Accountants

#### To the Leaseholders of Victory Hill

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In accordance with our terms of engagement we have performed the procedures agreed and enumerated below with respect to the service charge statement of account set out on pages 1-23 in respect of Victory Hill Management Co. Limited for the year ended 31 December 2012.

This report is made to the Leaseholders for issue with the service charge supplementary information in accordance with the terms of engagement. Our work has been undertaken to enable us to make this report to the leaseholders and for no other purpose. To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the leaseholders for our work or for this report.

#### **Basis of Report**

Our work was carried out having regard to TECH 03/11 published jointly by ICAEW, ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

1. To check whether the figures contained in the information were extracted correctly from the accounting records maintained by or on behalf of the leaseholders.
2. To check, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
3. To check whether all service charge monies for the property are held in designated accounts with LloydsTSB, HSBC and Barclays and the balances reconcile to the fund balances shown on page 1 of the statement of account.

These procedures do not constitute an audit in accordance with International Standards on Auditing (UK and Ireland) and were not designed to provide any assurance regarding whether the amounts charged are reasonable amounts for the services, or whether those services were provided.

#### **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.
- c) With respect to item 3 we found that all service charge monies for the property were

Heinemann & Co  
Chartered Accountants, Registered Auditors  
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Reading  
RG1 5JH

25 June 2013

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Account**

BALANCE SHEET AS AT 31 DECEMBER 2012

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Assets</b>		
Cash at Bank	605,474	612,081
Service charges owed by residents	85,777	70,254
Sums paid in this period but relating to a subsequent period	12,937	12,597
Deficit for period to be collected	4,226	6,698
	<u>708,414</u>	<u>701,630</u>
<b>Less liabilities</b>		
Service charges paid in advance	16,573	70,700
Costs relating to this or previous period but not yet paid	291,483	299,698
Surplus for the year due to residents	16,815	-
	<u>324,871</u>	<u>370,398</u>
<b>Net assets</b>	<u>383,543</u>	<u>331,232</u>
 <b>General Maintenance Fund</b>		
Balance (Note 1)	383,543	331,232
	<u>383,543</u>	<u>331,232</u>

<b>General Maintenance Fund</b>	<b>Brought Forward</b>	<b>Contribution in Year</b>	<b>Interest Charged</b>	<b>Interest Received</b>	<b>Carried Forward</b>
Block B	25,671	5,000	-	46	30,717
Block C	42,330	7,600	-	78	50,008
Block D	58,490	9,600	-	107	68,197
Block E	56,016	7,600	-	104	63,720
Block F	40,039	5,000	-	73	45,112
Block W	7,897	900	-	15	8,812
Block X	2,437	400	-	5	2,842
Block Y	2,719	400	-	5	3,124
Block Z	7,240	1,300	-	14	8,554
Estate	73,771	11,500	-	136	85,407
MSCP	14,623	2,400	-	27	17,050
	<u>331,233</u>	<u>51,700</u>	<u>-</u>	<u>610</u>	<u>383,543</u>

## VICTORY HILL MANAGEMENT CO. LIMITED

### Service Charge Statement of Account for the Year Ended 31 December 2012

#### INCOME AND EXPENDITURE ACCOUNT

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Landscaping	14,579	14,455
<b>Repairs and Maintenance</b>		
Booster pump maintenance	3,596	4,134
Carpet cleaning	-	3,728
Cleaning	25,969	25,426
Dry riser	-	900
Electrical Repairs	21,518	1,920
Entryphone costs	26,410	15,349
Emergency lighting	1,158	17,831
Lift maintenance	17,090	19,438
Lighting	1,385	1,949
Lightening protection	840	2,243
Miscellaneous	417	898
Periodic electrical inspection	-	4,290
Plumbing/drainage	846	79
Repairs	8,359	12,628
Roof safety wires testing	1,304	1,305
Smoke vent maintenance	420	840
TV aerial	797	-
Water Meter Installation	14,617	10,000
Water treatment	5,162	5,408
Window cleaning	1,434	1,916
Hard Landscaping	-	138
PAT testing	-	36
Pest control	3,120	3,120
Rubbish removal	584	641
Street lighting maintenance	-	1,347
Salt/grit	-	182
Barrier maintenance	4,550	2,249
Carried Forward	<u>154,155</u>	<u>152,450</u>

## VICTORY HILL MANAGEMENT CO. LIMITED

### Service Charge Statement of Account for the Year Ended 31 December 2012

#### INCOME AND EXPENDITURE ACCOUNT

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought forward	154,155	152,450
<b>Utilities</b>		
Electricity	43,718	43,527
Lift telephone	1,328	1,609
Water	65,797	80,835
<b>Professional Fees</b>		
Management fees	94,691	91,045
Estate Manager	27,048	25,717
Fire Safety Inspection	480	-
Manager office	2,965	3,733
Annual return	14	15
Accountancy	1,337	1,530
Company secretarial	369	326
Legal fees	4,524	18,481
<b>Insurance</b>		
Building insurance	148,775	134,111
Lift insurance	8,054	3,259
<b>General Maintenance fund</b>		
General maintenance fund	<u>51,700</u>	<u>51,700</u>
	604,955	608,338
<b>Less Service Charges Receivable</b>		
Service charge	609,884	597,440
Housing Association contribution	3,345	1,526
Net interest	<u>4,315</u>	<u>2,674</u>
	617,544	601,640
<b>Surplus/(Deficit) for the period</b>	12,589	(6,698)

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK B

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	2012	2011
	£	£
<b>Estate Costs</b>		
Estate	8,705	10,514
Parking	4,997	5,213
<b>Repairs and Maintenance</b>		
Booster pump maintenance	715	460
Carpet cleaning	-	325
Cleaning	4,254	4,234
Dry riser	-	180
Electrical Repairs	2,149	12
Entryphone costs	4,272	2,054
Emergency lighting	101	2,641
Lift maintenance	1,953	2,123
Lighting	157	95
Periodic electrical inspection	-	540
Repairs	1,622	241
Roof safety wires testing	183	183
Smoke vent maintenance	84	447
TV aerial	83	-
Water Meter Installation	3,037	500
Water treatment	676	676
<b>Utilities</b>		
Electricity	2,113	2,229
Lift telephone	142	167
Water	11,199	10,932
<b>Professional Fees</b>		
Management fees	12,614	12,018
<b>Insurance</b>		
Building insurance	18,169	16,649
Lift insurance	426	387
Carried forward	<u>77,651</u>	<u>72,820</u>

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**BLOCK B**

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought forward	77,651	72,820
<b>General Maintenance Fund</b>		
General maintenance fund	<u>5,000</u>	<u>5,000</u>
	82,651	77,820
<b>Less Service Charges Receivable</b>		
Service charge	79,222	78,054
Net interest	<u>605</u>	<u>206</u>
	79,827	78,260
<b>(Deficit)/Surplus for the period</b>	<u><u>(2,824)</u></u>	<u><u>440</u></u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK C

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	13,231	15,981
Parking	6,565	7,833
<b>Repairs and Maintenance</b>		
Booster pump maintenance	973	689
Carpet cleaning	-	721
Cleaning	4,584	4,390
Dry riser	-	180
Electrical Repairs	2,905	408
Entryphone costs	6,114	3,089
Emergency lighting	200	4,103
Lift maintenance	3,880	4,577
Lighting	299	195
Lighting protection	210	1,265
Periodic electrical inspection	-	540
Repairs	2,055	5,825
Roof safety wires testing	228	228
Smoke vent maintenance	84	42
Water meter installation	5,376	-
Water treatment	1,352	1,352
Window cleaning	240	288
<b>Utilities</b>		
Electricity	8,306	6,936
Lift telephone	374	238
Water	14,978	19,566
<b>Professional Fees</b>		
Management fees	19,175	18,267
<b>Insurance</b>		
Building insurance	35,014	27,042
Lift insurance	735	688
Carried forward	<u>126,878</u>	<u>124,443</u>



**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**BLOCK C**

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought Forward	126,878	124,443
<b>General Maintenance Fund</b>		
General maintenance fund	<u>7,600</u>	<u>7,600</u>
	134,478	132,043
<b>Less Service Charges Receivable</b>		
Service charge	139,704	124,963
Net interest	<u>855</u>	<u>536</u>
	140,559	125,499
<b>Surplus/(Deficit) for the period</b>	<u><u>6,081</u></u>	<u><u>(6,544)</u></u>

**VICTORY HILL MANAGEMENT CO. LIMITED****Service Charge Statement of Account for the Year Ended 31 December 2012****BLOCK D**

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	16,713	20,186
Parking	8,119	9,215
<b>Repairs and Maintenance</b>		
Booster pump maintenance	460	1,351
Carpet cleaning	-	873
Cleaning	5,984	5,688
Dry riser	-	180
Electrical Repairs	3,535	354
Entryphone costs	5,079	3,579
Emergency lighting	348	4,611
Lift maintenance	3,833	4,246
Lighting	337	206
Lighting protection	210	558
Periodic electrical inspection	-	540
Plumbing/Drainage	600	-
Repairs	1,808	3,484
Roof safety wires testing	300	300
Smoke vent maintenance	84	154
Water Meter Installation	1,291	5,500
Water treatment	1,352	1,352
Window cleaning	612	997
<b>Utilities</b>		
Electricity	8,423	7,473
Lift telephone	366	288
Water	22,117	28,129
<b>Professional Fees</b>		
Management fees	24,220	23,074
<b>Insurance</b>		
Building insurance	33,399	31,621
Lift insurance	789	738
Carried Forward	<u>139,979</u>	<u>154,697</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK D

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought Forward	139,979	154,697
<b>General Maintenance Fund</b>		
General maintenance fund	<u>9,600</u>	<u>9,600</u>
	149,579	164,297
<b>Less Service Charges Receivable</b>		
Service charge	159,161	164,335
Net interest	<u>1,045</u>	<u>488</u>
	160,206	164,823
<b>Surplus for the period</b>	<u><u>10,627</u></u>	<u><u>526</u></u>

**VICTORY HILL MANAGEMENT CO. LIMITED****Service Charge Statement of Account for the Year Ended 31 December 2012****BLOCK E**

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	13,231	15,981
Parking	6,645	7,682
<b>Repairs and Maintenance</b>		
Booster pump maintenance	702	1,089
Carpet cleaning	-	721
Cleaning	4,402	4,360
Dry riser	-	180
Electrical Repairs	3,012	468
Entryphone costs	6,427	3,144
Emergency lighting	200	4,328
Lift maintenance	3,788	4,246
Lighting	299	261
Lighting protection	210	210
Periodic electrical inspection	-	540
Plumbing/Drainage	-	79
Repairs	1,357	(352)
Roof safety wires testing	228	228
TV aerial	383	-
Smoke vent maintenance	84	42
Water Meter Installation	1,376	4,000
Water treatment	1,352	1,352
Window cleaning	218	336
<b>Utilities</b>		
Electricity	5,961	6,172
Lift telephone	193	166
Water	10,159	11,526
<b>Professional Fees</b>		
Management fees	19,174	18,267
<b>Insurance</b>		
Building insurance	31,304	27,898
Lift insurance	825	752
Carried Forward	<u>111,530</u>	<u>113,676</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK E

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought Forward	111,530	113,676
<b>General Maintenance Fund</b>		
General maintenance fund	<u>7,600</u>	<u>7,600</u>
	119,130	121,276
<b>Less Service Charges Receivable</b>		
Service charge	117,621	121,210
Net interest	<u>438</u>	<u>398</u>
	118,059	121,608
<b>(Deficit)/Surplus for the period</b>	<u><u>(1,071)</u></u>	<u><u>332</u></u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK F

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	2012	2011
	£	£
<b>Estate Costs</b>		
Estate	8,705	10,514
Parking	3,567	3,703
<b>Repairs and Maintenance</b>		
Booster pump maintenance	747	545
Carpet cleaning	-	325
Cleaning	4,254	4,162
Dry riser	-	180
Electrical Repairs	1,832	192
Entryphone costs	2,665	2,196
Emergency lighting	101	1,037
Lift maintenance	1,894	2,123
Lighting	171	99
Periodic electrical inspection	-	540
Repairs	1,519	851
Roof safety wires testing	183	183
Smoke vent maintenance	84	154
Water meter installation	3,537	-
Water pump testing	247	-
Water treatment	429	676
<b>Utilities</b>		
Electricity	2,363	2,004
Lift telephone	142	168
Water	7,268	10,571
<b>Professional Fees</b>		
Management fees	12,707	12,135
<b>Insurance</b>		
Building insurance	19,953	16,718
Lift insurance	331	302
Carried Forward	<u>72,699</u>	<u>69,378</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK F

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Brought Forward	72,699	69,378
<b>General Maintenance Fund</b>		
General maintenance fund	<u>5,000</u>	<u>5,000</u>
	77,699	74,378
<b>Less Service Charges Receivable</b>		
Service charge	77,298	72,035
Net interest	<u>360</u>	<u>304</u>
	77,658	72,339
<b>(Deficit) for the period</b>	<u><u>(41)</u></u>	<u><u>(2,039)</u></u>

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**BLOCK W**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	1,567	1,892
Parking	75	72
 <b>Repairs and Maintenance</b>		
Carpet cleaning	-	233
Cleaning	953	936
Electrical Repairs	873	102
Entryphone costs	547	392
Emergency lighting	72	373
Lighting	36	9
Lighting protection	210	210
Periodic electrical inspection	-	300
Repairs	257	(82)
Sundry	10	-
 <b>Utilities</b>		
Electricity	698	791
 <b>Professional Fees</b>		
Management fees	2,329	2,237
 <b>Insurance</b>		
Building insurance	3,116	2,912
 <b>General Maintenance Fund</b>		
General maintenance fund	900	900
	11,643	11,277
 <b>Less Service Charges Receivable</b>		
Service charge	11,398	11,171
Net interest	128	30
	11,526	11,201
 <b>(Deficit) for the period</b>	(117)	(76)



VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

BLOCK X

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	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	696	841
Parking	377	394
<b>Repairs and Maintenance</b>		
Carpet cleaning	-	91
Cleaning	360	360
Electrical Repairs	527	54
Entryphone costs	260	150
Emergency lighting	26	51
Lighting	20	9
Periodic electrical inspection	-	150
Sundry	5	-
<b>Utilities</b>		
Electricity	247	250
<b>Professional Fees</b>		
Management fees	1,010	961
<b>Insurance</b>		
Building insurance	1,278	1,164
<b>General Maintenance Fund</b>		
General maintenance fund	400	400
	<u>5,206</u>	<u>4,875</u>
<b>Less Service Charges Receivable</b>		
Service charge	5,212	5,549
Net interest	18	44
	<u>5,230</u>	<u>5,593</u>
<b>Surplus for the period</b>	<u><u>24</u></u>	<u><u>718</u></u>

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**BLOCK Y**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	696	841
Parking	34	32
 <b>Repairs and Maintenance</b>		
Carpet cleaning	-	132
Cleaning	360	360
Electrical Repairs	625	126
Entryphone costs	200	165
Emergency lighting	39	144
Lighting	15	9
Periodic electrical inspection	-	150
Repairs	-	79
Window Cleaning	96	115
Sundry	5	-
 <b>Utilities</b>		
Electricity	488	377
 <b>Professional Fees</b>		
Management fees	1,010	961
 <b>Insurance</b>		
Building insurance	1,979	1,807
 <b>General Maintenance Fund</b>		
General maintenance fund	400	400
	5,947	5,698
 <b>Less Service Charges Receivable</b>		
Service charge	5,700	5,531
Net interest	74	15
	5,774	5,546
 <b>(Deficit) for the period</b>	(173)	(152)

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**BLOCK Z**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Estate Costs</b>		
Estate	2,263	2,734
Parking	110	104
<b>Repairs and Maintenance</b>		
Carpet cleaning	-	307
Cleaning	936	936
Electrical Repairs	1,107	36
Entryphone costs	847	580
Emergency lighting	72	244
Lighting	51	9
Periodic electrical inspection	-	300
Roof safety wires testing	183	183
Window Cleaning	150	180
Sundry	18	-
<b>Utilities</b>		
Electricity	608	453
<b>Professional Fees</b>		
Management fees	2,456	3,125
<b>Insurance</b>		
Building insurance	4,562	4,068
<b>General Maintenance Fund</b>		
General maintenance fund	1,300	1,300
	<u>14,663</u>	<u>14,559</u>
<b>Less Service Charges Receivable</b>		
Service charge	14,567	14,592
Net interest	180	59
	<u>14,747</u>	<u>14,651</u>
<b>Surplus for the period</b>	<u><u>84</u></u>	<u><u>92</u></u>

**VICTORY HILL MANAGEMENT CO. LIMITED**

**Service Charge Statement of Account for the Year Ended 31 December 2012**

**PARKING COSTS**

<b>Multi-Storey Car Park (MSCP)</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Repairs and Maintenance</b>		
Barrier maintenance	2,910	702
Electrical repairs	5,280	168
Emergency lighting	-	298
Lift maintenance	2,038	2,123
Lighting	-	1,057
Period electrical inspection	-	540
Repairs	-	527
<b>Utilities</b>		
Electricity	14,510	16,843
Lift telephone	111	152
<b>Professional Fees</b>		
Estate manager		2,706
Estate manager		
<b>Insurance</b>		
Insurance	4,948	4,232
Lift insurance	-	392
<b>General Maintenance Fund</b>		
General maintenance fund	2,400	2,400
	<u>32,197</u>	<u>32,140</u>
<b>Less Service Charges Receivable</b>		
Service charge	28,852	30,614
Housing association contribution	3,345	1,526
	<u>32,197</u>	<u>32,140</u>
<b>Surplus/(Deficit) for the period</b>	<u><u>-</u></u>	<u><u>-</u></u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

PARKING COSTS

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	2012	2011
	£	£
<b>Undercroft</b>		
Estate manager - Undercroft	-	811
Barrier maintenance - Undercroft	840	1,547
Repairs - Undercroft	-	1,271
	<u>840</u>	<u>3,629</u>
Service Charge demanded	840	3,629
<b>Surplus/(Deficit) for the period</b>	<u>-</u>	<u>-</u>
<b>Garage/Surface</b>		
Estate manager - Garage/Surface	<u>800</u>	<u>811</u>
	800	811
Service Charge demanded	800	811
<b>Surplus/(Deficit) for the period</b>	<u>-</u>	<u>-</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Service Charge Statement of Account for the Year Ended 31 December 2012

ESTATE COSTS

	2012	2011
	£	£
<b>Estate Costs</b>		
Landscaping	14,579	14,455
Replacement Planting	-	-
<b>Repairs and Maintenance</b>		
Hard Landscaping	-	138
Miscellaneous	-	897
PAT Testing	-	36
Periodic Electrical Inspection	-	150
Pest control	3,120	3,120
Repairs	302	784
Rubbish removal	584	641
Street Lighting maintenance	-	1,347
Salt/grit	-	182
<b>Utilities</b>		
Telephone	345	430
Water	76	111
<b>Professional Fees</b>		
Estate manager fee	27,048	22,200
Manager office	2,621	3,733
Annual return	14	15
Accountancy fees	1,337	1,530
Company secretarial	369	326
Legal fees	4,524	18,481
<b>General Maintenance Fund</b>		
General Maintenance Fund	11,500	11,500
	<u>66,419</u>	<u>80,078</u>
<b>Less Service Charges Receivable</b>		
Service charge	65,807	79,483
Net interest	612	594
	<u>66,419</u>	<u>80,078</u>
<b>Surplus/(Deficit) for the period</b>	<u><u>-</u></u>	<u><u>-</u></u>

## VICTORY HILL MANAGEMENT CO. LIMITED

### Notes to the Service Charge Account for the Year Ended 31 December 2012

#### NOTES

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##### 1. Accounting Policies

The Accounts are prepared in accordance with the provisions of the lease and on the accruals basis.

##### 2. Tax provided on bank interest received

Service charge monies are held on trust in accordance with section 42, Landlords and Tenant Act 1987. Interest earned on service charge monies held on deposit is taxable at the basic rate of income tax. The rate of tax applied to interest during the year was 20% (2011: 20%).

##### 3. Debtors

	2012	2011
	£	£
Service charges owed	85,777	70,254
Prepayments	12,937	12,597
Deficit for the period to be collected	<u>4,226</u>	<u>6,698</u>
	<u>102,940</u>	<u>89,549</u>

##### 4. Bank Account

Service charge money was held at Lloyds TSB Bank in a designated clients' account of Alan Foster & Associates for Victory Hill.

##### 5. Creditors

	2012	2011
	£	£
Accruals	77,915	43,548
Other Creditors	213,568	256,150
Service Charge paid in advance	16,573	70,700
Surplus owed to residents	<u>16,815</u>	<u>-</u>
	<u>324,871</u>	<u>370,398</u>

##### 6. Reserve Funds

The general reserve has been maintained to meet the cost of large, non-regular repair and maintenance work.

##### 7. General

On 27 September 2012 Victory Hill Management Co. Limited changed its management agents from Alan Foster & Associates to GH Property Management Services Limited.

Some of the funds of Victory Hill Management Co. Limited are still held in client accounts with Alan Foster & Associates. Since the change in agents the clients funds are held with Barclays Bank.

The directors of Victory Hill Management Co. Limited have included an accrual of £18,000 for legal costs in the accounts. This accrual relates to a dispute with Alan Foster & Associates about outstanding management charges.

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
B	54	1,568.98	1,366.87	174.09		87.17		(59.15)
	55	1,568.98	1,366.87	174.09		87.17		(59.15)
	56	1,568.98	1,366.87	174.09		87.17		(59.15)
	57	1,633.42	1,366.87	174.09	145.28			(52.82)
	58	1,568.98	1,366.87	174.09		87.17		(59.15)
	59	1,568.98	1,366.87	174.09		87.17		(59.15)
	60	1,568.98	1,366.87	174.09		87.17		(59.15)
	61	1,633.42	1,366.87	174.09		87.17		5.29
	62	1,568.98	1,366.87	174.09		87.17		(59.15)
	63	1,568.98	1,366.87	174.09		87.17		(59.15)
	64	1,568.98	1,366.87	174.09	145.28			(117.26)
	65	1,568.98	1,366.87	174.09		87.17		(59.15)
	66	1,472.32	1,366.87	174.09				(68.64)
	67	1,633.42	1,366.87	174.09	145.28			(52.82)
	68	1,568.98	1,366.87	174.09		87.17		(59.15)
	69	1,568.98	1,366.87	174.09		87.17		(59.15)
	70	1,633.42	1,366.87	174.09	145.28			(52.82)
	71	1,568.98	1,366.87	174.09		87.17		(59.15)
	72	1,568.98	1,366.87	174.09		87.17		(59.15)
	73	1,633.42	1,366.87	174.09		87.17		5.29
	74	1,568.98	1,366.87	174.09		87.17		(59.15)
	75	1,633.42	1,366.87	174.09	145.28			(52.82)
	76	1,568.98	1,366.87	174.09		87.17		(59.15)
	77	1,633.42	1,366.87	174.09	145.28			(52.82)
	78	1,633.42	1,366.87	174.09	145.28			(52.82)
	79	1,568.98	1,366.87	174.09		87.17		(59.15)
	80	1,633.42	1,366.87	174.09	145.28			(52.82)
	81	1,568.98	1,366.87	174.09		87.17		(59.15)
	82	1,633.42	1,366.87	174.09	145.28			(52.82)
	83	1,568.98	1,366.87	174.09		87.17		(59.15)
	84	1,568.98	1,366.87	174.09		87.17		(59.15)
	85	1,633.42	1,366.87	174.09	145.28			(52.82)



VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
86	1,568.98	1,366.87	174.09			87.17		(59.15)
87	1,633.42	1,366.87	174.09	145.28				(52.82)
88	1,568.98	1,366.87	174.09			87.17		(59.15)
89	1,633.42	1,366.87	174.09	145.28				(52.82)
90	1,633.42	1,366.87	174.09	145.28				(52.82)
91	1,568.98	1,366.87	174.09			87.17		(59.15)
92	1,568.98	1,366.87	174.09			87.17		(59.15)
93	1,568.98	1,366.87	174.09			87.17		(59.15)
94	1,472.32	1,366.87	174.09					(68.64)
95	1,568.98	1,366.87	174.09			87.17		(59.15)
96	1,568.98	1,366.87	174.09			87.17		(59.15)
97	1,633.42	1,366.87	174.09	145.28				(52.82)
98	1,568.98	1,366.87	174.09			87.17		(59.15)
99	1,568.98	1,366.87	174.09			87.17		(59.15)
100	1,568.98	1,366.87	174.09			87.17		(59.15)
101	1,568.98	1,366.87	174.09			87.17		(59.15)
102	1,568.98	1,366.87	174.09			87.17		(59.15)
103	1,568.98	1,366.87	174.09			87.17		(59.15)
	79,222.28	68,343.50	8,704.50	2,033.92	2,963.78	-	-	(2,823.42)

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
C	121	1,890.76	1,497.72	174.09	145.28			73.67
	122	1,826.32	1,497.72	174.09		87.17		67.34
	123	1,796.16	1,497.72	174.09			15.00	109.35
	124	1,890.78	1,497.72	174.09	145.28			73.69
	125	1,826.32	1,497.72	174.09		87.17		67.34
	126	1,890.78	1,497.72	174.09	145.28			73.69
	127	1,796.16	1,497.72	174.09			15.00	109.35
	128	1,890.76	1,497.72	174.09	145.28			73.67
	129	1,796.16	1,497.72	174.09			15.00	109.35
	130	1,826.32	1,497.72	174.09		87.17		67.34
	131	1,890.76	1,497.72	174.09	145.28			73.67
	132	1,890.76	1,497.72	174.09	145.28			73.67
	133	1,796.16	1,497.72	174.09			15.00	109.35
	134	1,890.76	1,497.72	174.09	145.28			73.67
	135	1,826.32	1,497.72	174.09		87.17		67.34
	136	1,796.16	1,497.72	174.09			15.00	109.35
	137	1,796.16	1,497.72	174.09			15.00	109.35
	138	1,890.76	1,497.72	174.09	145.28			73.67
	139	1,890.76	1,497.72	174.09	145.28			73.67
	140	1,826.32	1,497.72	174.09		87.17		67.34
	141	1,890.76	1,497.72	174.09	145.28			73.67
	142	1,890.76	1,497.72	174.09	145.28			73.67
	143	1,826.32	1,497.72	174.09		87.17		67.34
	144	1,890.76	1,497.72	174.09	145.28			73.67
	145	1,796.16	1,497.72	174.09			15.00	109.35
	146	1,890.76	1,497.72	174.09	145.28			73.67
	147	1,890.76	1,497.72	174.09	145.28			73.67
	148	1,890.76	1,497.72	174.09	145.28			73.67
	149	1,796.16	1,497.72	174.09			15.00	109.35
	150	1,826.32	1,497.72	174.09		87.17		67.34
	151	1,890.76	1,497.72	174.09	145.28			73.67
	152	1,826.32	1,497.72	174.09		87.17		67.34

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
153	1,826.32	1,497.72	174.09			87.17		67.34
154	1,890.76	1,497.72	174.09	145.28				73.67
155	1,826.32	1,497.72	174.09			87.17		67.34
156	1,796.16	1,497.72	174.09			15.00		109.35
157	1,890.76	1,497.72	174.09	145.28				73.67
158	1,737.05	1,497.72	174.09				8.42	56.82
159	1,826.32	1,497.72	174.09	145.28				9.23
160	1,796.16	1,497.72	174.09			15.00		109.35
161	1,890.76	1,497.72	174.09	145.28				73.67
162	1,890.76	1,497.72	174.09	145.28				73.67
163	1,796.16	1,497.72	174.09			15.00		109.35
164	1,890.76	1,497.72	174.09	145.28				73.67
165	1,826.32	1,497.72	174.09			87.17		67.34
166	1,890.76	1,497.72	174.09	145.28				73.67
167	1,796.16	1,497.72	174.09			15.00		109.35
168	1,890.76	1,497.72	174.09	145.28				73.67
169	1,796.16	1,497.72	174.09			15.00		109.35
170	1,826.32	1,497.72	174.09			87.17		67.34
171	1,890.76	1,497.72	174.09	145.28				73.67
172	1,826.32	1,497.72	174.09			87.17		67.34
173	1,796.16	1,497.72	174.09			15.00		109.35
174	1,737.05	1,497.72	174.09			15.00		50.24
175	1,826.32	1,497.72	174.09			87.17		67.34
176	1,890.76	1,497.72	174.09	145.28				73.67
177	1,890.76	1,497.72	174.09	145.28				73.67
178	1,796.16	1,497.72	174.09			15.00		109.35
179	1,890.76	1,497.72	174.09	145.28				73.67
180	1,826.32	1,497.72	174.09			87.17		67.34
181	1,890.76	1,497.72	174.09	145.28				73.67
182	1,890.76	1,497.72	174.09	145.28				73.67
183	1,826.32	1,497.72	174.09			87.17		67.34
184	1,729.66	1,497.72	174.09					57.85

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
185	1,826.32	1,497.72	174.09			87.17		67.34
186	1,729.66	1,497.72	174.09					57.85
187	1,737.05	1,497.72	174.09				8.42	56.82
188	1,796.16	1,497.72	174.09			15.00		109.35
189	1,890.76	1,497.72	174.09	145.28				73.67
190	1,796.16	1,497.72	174.09			15.00		109.35
191	1,890.76	1,497.72	174.09	145.28				73.67
192	1,826.32	1,497.72	174.09			87.17		67.34
193	1,796.16	1,497.72	174.09			15.00		109.35
194	1,796.16	1,497.72	174.09			15.00		109.35
195	1,796.16	1,497.72	174.09			15.00		109.35
196	1,796.16	1,497.72	174.09			15.00		109.35
	<u>139,703.51</u>	<u>113,826.72</u>	<u>13,230.84</u>	<u>4,648.96</u>	<u>1,569.06</u>	<u>330.00</u>	<u>16.84</u>	<u>6,081.09</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
D	197	1,651.77	1,288.57	174.09		87.17		101.94
	198	1,651.77	1,288.57	174.09		87.17		101.94
	199	1,621.61	1,288.57	174.09			15.00	143.95
	200	1,621.61	1,288.57	174.09			15.00	143.95
	201	1,716.21	1,288.57	174.09	145.28			108.27
	202	1,716.21	1,288.57	174.09	145.28			108.27
	203	1,716.21	1,288.57	174.09	145.28			108.27
	204	1,716.21	1,288.57	174.09	145.28			108.27
	205	1,716.21	1,288.57	174.09	145.28			108.27
	206	1,716.21	1,288.57	174.09	145.28			108.27
	207	1,716.21	1,288.57	174.09	145.28			108.27
	208	1,716.21	1,288.57	174.09	145.28			108.27
	209	1,716.21	1,288.57	174.09	145.28			108.27
	210	1,651.77	1,288.57	174.09		87.17		101.94
	211	1,716.21	1,288.57	174.09	145.28			108.27
	212	1,716.21	1,288.57	174.09	145.28			108.27
	213	1,562.50	1,288.57	174.09			8.42	91.42
	214	1,716.21	1,288.57	174.09	145.28			108.27
	215	1,716.21	1,288.57	174.09	145.28			108.27
	216	1,562.50	1,288.57	174.09			8.42	91.42
	217	1,716.21	1,288.57	174.09	145.28			108.27
	218	1,621.61	1,288.57	174.09	145.28			13.67
	219	1,716.21	1,288.57	174.09	145.28			108.27
	220	1,716.21	1,288.57	174.09	145.28			108.27
	221	1,716.21	1,288.57	174.09	145.28			108.27
	222	1,716.21	1,288.57	174.09	145.28			108.27
	223	1,716.21	1,288.57	174.09	145.28			108.27
	224	1,562.50	1,288.57	174.09	145.28			(45.44)
	225	1,562.50	1,288.57	174.09	145.28			(45.44)
	226	1,716.21	1,288.57	174.09	145.28			108.27
	227	1,562.50	1,288.57	174.09			8.42	91.42
	228	1,716.21	1,288.57	174.09	145.28			108.27
	229	1,716.21	1,288.57	174.09	145.28			108.27

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
230	1,716.21	1,288.57	174.09	174.09	145.28			108.27
231	1,716.21	1,288.57	174.09	174.09	145.28			108.27
232	1,716.21	1,288.57	174.09	174.09	145.28			108.27
233	1,716.21	1,288.57	174.09	174.09	145.28			108.27
234	1,716.21	1,288.57	174.09	174.09			8.42	245.13
235	1,716.21	1,288.57	174.09	174.09	145.28			108.27
236	1,562.50	1,288.57	174.09	174.09			8.42	91.42
237	1,562.50	1,288.57	174.09	174.09			8.42	91.42
238	1,716.21	1,288.57	174.09	174.09	145.28			108.27
239	1,716.21	1,288.57	174.09	174.09	145.28			108.27
240	1,555.11	1,288.57	174.09	174.09				92.45
241	1,716.21	1,288.57	174.09	174.09	145.28			108.27
242	1,562.50	1,288.57	174.09	174.09			8.42	91.42
243	1,716.21	1,288.57	174.09	174.09	145.28			108.27
244	1,562.50	1,288.57	174.09	174.09			8.42	91.42
245	1,716.21	1,288.57	174.09	174.09			8.42	245.13
246	1,716.21	1,288.57	174.09	174.09	145.28			108.27
247	1,716.21	1,288.57	174.09	174.09	145.28			108.27
248	1,716.21	1,288.57	174.09	174.09	145.28			108.27
249	1,716.21	1,288.57	174.09	174.09	145.28			108.27
250	1,562.50	1,288.57	174.09	174.09			8.42	91.42
251	1,716.21	1,288.57	174.09	174.09	145.28			108.27
252	1,716.21	1,288.57	174.09	174.09	145.28			108.27
253	1,536.63	1,288.57	174.09	174.09			8.42	65.55
254	1,716.21	1,288.57	174.09	174.09	145.28			108.27
255	1,716.21	1,288.57	174.09	174.09	145.28			108.27
256	1,716.21	1,288.57	174.09	174.09	145.28			108.27
257	1,562.50	1,288.57	174.09	174.09			8.42	91.42
258	1,716.21	1,288.57	174.09	174.09	145.28			108.27
259	1,716.21	1,288.57	174.09	174.09	145.28			108.27
260	1,562.50	1,288.57	174.09	174.09			8.42	91.42
261	1,716.21	1,288.57	174.09	174.09	145.28			108.27
262	1,621.61	1,288.57	174.09	174.09		15.00		143.95

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
263	1,716.21	1,288.57	174.09	145.28				108.27
264	1,562.50	1,288.57	174.09				8.42	91.42
265	1,562.50	1,288.57	174.09			15.00		84.84
266	1,716.21	1,288.57	174.09	145.28				108.27
267	1,562.50	1,288.57	174.09				8.42	91.42
268	1,716.21	1,288.57	174.09	145.28				108.27
269	1,562.50	1,288.57	174.09				8.42	91.42
270	1,562.50	1,288.57	174.09				8.42	91.42
271	1,621.61	1,288.57	174.09			15.00		143.95
272	1,621.61	1,288.57	174.09				8.42	150.53
273	1,621.61	1,288.57	174.09			15.00		143.95
274	1,716.21	1,288.57	174.09	145.28				108.27
275	1,716.21	1,288.57	174.09			15.00		238.55
276	1,621.61	1,288.57	174.09			15.00		143.95
277	1,562.50	1,288.57	174.09				8.42	91.42
278	1,621.61	1,288.57	174.09			15.00		143.95
279	1,621.61	1,288.57	174.09				8.42	150.53
280	1,621.61	1,288.57	174.09			15.00		143.95
281	1,621.61	1,288.57	174.09			15.00		143.95
282	1,621.61	1,288.57	174.09			15.00		143.95
283	1,562.50	1,288.57	174.09				8.42	91.42
284	1,562.50	1,288.57	174.09				8.42	91.42
285	1,621.61	1,288.57	174.09			15.00		143.95
286	1,621.61	1,288.57	174.09			15.00		143.95
287	1,555.11	1,288.57	174.09					92.45
288	1,621.61	1,288.57	174.09	145.28				13.67
289	1,621.61	1,288.57	174.09			15.00		143.95
290	1,688.11	1,288.57	174.09			15.00		210.45
291	1,621.61	1,288.57	174.09				8.42	150.53
292	1,621.61	1,288.57	174.09			15.00		143.95
	159,161.36	123,702.72	16,712.64	7,409.28	261.51	255.00	193.66	10,626.55

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
E	293	1,601.07	1,300.22	174.09	145.28			(18.52)
	294	1,601.07	1,300.22	174.09	145.28			(18.52)
	295	1,447.37	1,300.22	174.09			8.42	(35.36)
	296	1,601.07	1,300.22	174.09	145.28			(18.52)
	297	1,447.37	1,300.22	174.09			8.42	(35.36)
	298	1,506.47	1,300.22	174.09		15.00		17.16
	299	1,601.07	1,300.22	174.09	145.28			(18.52)
	300	1,601.07	1,300.22	174.09	145.28			(18.52)
	301	1,601.07	1,300.22	174.09	145.28			(18.52)
	302	1,601.07	1,300.22	174.09	145.28			(18.52)
	303	1,601.07	1,300.22	174.09	145.28			(18.52)
	304	1,447.37	1,300.22	174.09	145.28			(172.22)
	305	1,601.07	1,300.22	174.09	145.28			(18.52)
	306	1,447.37	1,300.22	174.09			8.42	(35.36)
	307	1,447.37	1,300.22	174.09			8.42	(35.36)
	308	1,447.37	1,300.22	174.09			8.42	(35.36)
	309	1,601.07	1,300.22	174.09	145.28			(18.52)
	310	1,447.37	1,300.22	174.09			8.42	(35.36)
	311	1,601.07	1,300.22	174.09	145.28			(18.52)
	312	1,601.07	1,300.22	174.09	145.28			(18.52)
	313	1,506.47	1,300.22	174.09		15.00		17.16
	314	1,601.07	1,300.22	174.09	145.28			(18.52)
	315	1,601.07	1,300.22	174.09	145.28			(18.52)
	316	1,601.07	1,300.22	174.09	145.28			(18.52)
	317	1,601.07	1,300.22	174.09	145.28			(18.52)
	318	1,601.07	1,300.22	174.09	145.28			(18.52)
	319	1,601.07	1,300.22	174.09	145.28			(18.52)
	320	1,601.07	1,300.22	174.09	145.28			(18.52)
	321	1,601.07	1,300.22	174.09	145.28			(18.52)
	322	1,601.07	1,300.22	174.09	145.28			(18.52)
	323	1,601.07	1,300.22	174.09	145.28			(18.52)
	324	1,601.07	1,300.22	174.09	145.28			(18.52)



VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
325	1,608.46	1,300.22	174.09	145.28			8.42	(19.55)
326	1,601.07	1,300.22	174.09	145.28				(18.52)
327	1,601.07	1,300.22	174.09	145.28				(18.52)
328	1,601.07	1,300.22	174.09	145.28				(18.52)
329	1,447.37	1,300.22	174.09				8.42	(35.36)
330	1,447.37	1,300.22	174.09				8.42	(35.36)
331	1,601.07	1,300.22	174.09	145.28				(18.52)
332	1,447.37	1,300.22	174.09	145.28				(172.22)
333	1,506.47	1,300.22	174.09			15.00		17.16
334	1,447.37	1,300.22	174.09				8.42	(35.36)
335	1,601.07	1,300.22	174.09	145.28				(18.52)
336	1,601.07	1,300.22	174.09	145.28				(18.52)
337	1,447.37	1,300.22	174.09				8.42	(35.36)
338	1,447.37	1,300.22	174.09				8.42	(35.36)
339	1,447.37	1,300.22	174.09				8.42	(35.36)
340	1,601.07	1,300.22	174.09	145.28				(18.52)
341	1,601.07	1,300.22	174.09	145.28				(18.52)
342	1,601.07	1,300.22	174.09	145.28				(18.52)
343	1,601.07	1,300.22	174.09	145.28				(18.52)
344	1,447.37	1,300.22	174.09				8.42	(35.36)
345	1,506.47	1,300.22	174.09				8.42	23.74
346	1,601.07	1,300.22	174.09	145.28				(18.52)
347	1,601.07	1,300.22	174.09	145.28				(18.52)
348	1,506.47	1,300.22	174.09			15.00		17.16
349	1,506.47	1,300.22	174.09			15.00		17.16
350	1,506.47	1,300.22	174.09			15.00		17.16
351	1,506.47	1,300.22	174.09			15.00		17.16
352	1,601.07	1,300.22	174.09	145.28				(18.52)
353	1,601.07	1,300.22	174.09	145.28				(18.52)
354	1,601.07	1,300.22	174.09				8.42	118.34
355	1,601.07	1,300.22	174.09	145.28				(18.52)
356	1,601.07	1,300.22	174.09	145.28				(18.52)

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
357	1,506.47	1,300.22	174.09			15.00		17.16
358	1,447.37	1,300.22	174.09				8.42	(35.36)
359	1,506.47	1,300.22	174.09			15.00		17.16
360	1,506.47	1,300.22	174.09			15.00		17.16
361	1,506.47	1,300.22	174.09			15.00		17.16
362	1,601.07	1,300.22	174.09			15.00		111.76
363	1,601.07	1,300.22	174.09	145.28				(18.52)
364	1,506.47	1,300.22	174.09			15.00		17.16
365	1,506.47	1,300.22	174.09			15.00		17.16
366	1,506.47	1,300.22	174.09			15.00		17.16
367	1,506.47	1,300.22	174.09			15.00		17.16
368	1,506.47	1,300.22	174.09			15.00		17.16
	<u>117,621.31</u>	<u>98,816.72</u>	<u>13,230.84</u>	<u>6,247.04</u>	<u>-</u>	<u>255.00</u>	<u>143.14</u>	<u>(1,071.43)</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
F	373	1,475.26	1,301.33	174.09			8.42	(8.58)
	374	1,475.26	1,301.33	174.09			8.42	(8.58)
	375	1,475.26	1,301.33	174.09			8.42	(8.58)
	376	1,475.26	1,301.33	174.09			8.42	(8.58)
	377	1,475.26	1,301.33	174.09			8.42	(8.58)
	378	1,475.26	1,301.33	174.09			8.42	(8.58)
	379	1,628.97	1,301.33	174.09	145.28			8.27
	380	1,475.26	1,301.33	174.09			8.42	(8.58)
	381	1,475.26	1,301.33	174.09			8.42	(8.58)
	382	1,628.97	1,301.33	174.09	145.28			8.27
	383	1,475.26	1,301.33	174.09			8.42	(8.58)
	384	1,475.26	1,301.33	174.09			8.42	(8.58)
	385	1,475.26	1,301.33	174.09			8.42	(8.58)
	386	1,475.26	1,301.33	174.09			8.42	(8.58)
	387	1,475.26	1,301.33	174.09			8.42	(8.58)
	388	1,475.26	1,301.33	174.09			8.42	(8.58)
	389	1,475.26	1,301.33	174.09			8.42	(8.58)
	390	1,475.26	1,301.33	174.09			8.42	(8.58)
	391	1,475.26	1,301.33	174.09			8.42	(8.58)
	392	1,475.26	1,301.33	174.09			8.42	(8.58)
	393	1,475.26	1,301.33	174.09			8.42	(8.58)
	394	1,475.26	1,301.33	174.09			8.42	(8.58)
	395	1,475.26	1,301.33	174.09			8.42	(8.58)
	396	1,475.26	1,301.33	174.09			8.42	(8.58)
	397	1,475.26	1,301.33	174.09			8.42	(8.58)
	398	1,475.26	1,301.33	174.09			8.42	(8.58)
	399	1,475.26	1,301.33	174.09			8.42	(8.58)
	400	1,475.26	1,301.33	174.09			8.42	(8.58)
	401	1,628.97	1,301.33	174.09	145.28			8.27
	402	1,628.97	1,301.33	174.09	145.28			8.27
	403	1,628.97	1,301.33	174.09	145.28			8.27
	404	1,628.97	1,301.33	174.09	145.28			8.27

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
405	1,628.97	1,301.33	174.09	145.28				8.27
406	1,628.97	1,301.33	174.09	145.28				8.27
407	1,628.97	1,301.33	174.09	145.28				8.27
408	1,628.97	1,301.33	174.09	145.28				8.27
409	1,628.97	1,301.33	174.09	145.28				8.27
410	1,628.97	1,301.33	174.09	145.28				8.27
411	1,628.97	1,301.33	174.09	145.28				8.27
412	1,475.26	1,301.33	174.09				8.42	(8.58)
413	1,628.97	1,301.33	174.09	145.28				8.27
414	1,628.97	1,301.33	174.09	145.28				8.27
415	1,628.97	1,301.33	174.09	145.28				8.27
416	1,628.97	1,301.33	174.09	145.28				8.27
417	1,628.97	1,301.33	174.09	145.28				8.27
418	1,628.97	1,301.33	174.09	145.28				8.27
419	1,628.97	1,301.33	174.09	145.28				8.27
420	1,628.97	1,301.33	174.09	145.28				8.27
421	1,628.97	1,301.33	174.09	145.28				8.27
422	1,628.97	1,301.33	174.09	145.28				8.27
	77,298.33	65,066.50	8,704.50	3,341.44	-	-	227.34	(41.45)

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
W 476	1,266.43	1,096.93	174.09				8.42	(13.01)
477	1,266.43	1,096.93	174.09				8.42	(13.01)
478	1,266.43	1,096.93	174.09				8.42	(13.01)
479	1,266.43	1,096.93	174.09				8.42	(13.01)
480	1,266.43	1,096.93	174.09				8.42	(13.01)
481	1,266.43	1,096.93	174.09				8.42	(13.01)
482	1,266.43	1,096.93	174.09				8.42	(13.01)
483	1,266.43	1,096.93	174.09				8.42	(13.01)
484	1,266.43	1,096.93	174.09				8.42	(13.01)
	11,397.87	9,872.37	1,566.81	-	-	-	75.78	(117.09)

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
X 104	1,198.39	1,028.70	174.09					(4.40)
105	1,295.05	1,028.70	174.09		87.17			5.09
106	1,359.49	1,028.70	174.09	145.28				11.42
107	1,359.49	1,028.70	174.09	145.28				11.42
	<u>5,212.42</u>	<u>4,114.80</u>	<u>696.36</u>	<u>290.56</u>	<u>87.17</u>	<u>-</u>	<u>-</u>	<u>23.53</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit
Y 369	1,425.11	1,285.74	174.09				8.42	(43.14)
370	1,425.11	1,285.74	174.09				8.42	(43.14)
371	1,425.11	1,285.74	174.09				8.42	(43.14)
372	1,425.11	1,285.74	174.09				8.42	(43.14)
	<u>5,700.44</u>	<u>5,142.96</u>	<u>696.36</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33.68</u>	<u>(172.56)</u>

VICTORY HILL MANAGEMENT CO. LIMITED

Notes to the Service Charge Account for the Year Ended 31 December 2012

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No	Service Charge Demanded	Due per Accounts - Block costs	Due per Accounts - Estate	Due per Accounts - MSCP	Due per Accounts - Shared	Due per Accounts - Undercroft	Due per Accounts - Garage/Surface	Surplus/Deficit	
Z	108	1,120.51	931.54	174.09			8.42	6.46	
	109	1,120.51	931.54	174.09			8.42	6.46	
	110	1,120.51	931.54	174.09			8.42	6.46	
	111	1,120.51	931.54	174.09			8.42	6.46	
	112	1,120.51	931.54	174.09			8.42	6.46	
	113	1,120.51	931.54	174.09			8.42	6.46	
	114	1,120.51	931.54	174.09			8.42	6.46	
	115	1,120.51	931.54	174.09			8.42	6.46	
	116	1,120.51	931.54	174.09			8.42	6.46	
	117	1,120.51	931.54	174.09			8.42	6.46	
	118	1,120.51	931.54	174.09			8.42	6.46	
	119	1,120.51	931.54	174.09			8.42	6.46	
	120	1,120.51	931.54	174.09			8.42	6.46	
		14,566.63	12,110.02	2,263.17	-	-	-	109.46	83.98