

VICTORY HILL MANAGEMENT CO LIMITED

SERVICE CHARGE STATEMENT OF ACCOUNT

FOR THE YEAR ENDED

31 DECEMBER 2015

VICTORY HILL MANAGEMENT CO LIMITED
Service Charge Account
BALANCING STATEMENT
AS AT 31 DECEMBER 2015

	2015 £	2014 £
Current assets		
Cash at bank	76,527	639,591
Deposit account	403,895	0
Service charges owed by residents	44,603	64,718
Sums paid in this period but relating to a subsequent period	182,415	150,905
Other debtors	2,161	2,295
	<u>709,601</u>	<u>857,508</u>
Less: Current liabilities		
Service charges account credit balances	66,578	14,621
Costs relating to this period but not yet paid	34,339	246,046
Reserves relating to the MSCP	211,561	211,561
Net service charge and water surplus at 31 December 2015 due to leaseholders	12,630	39,706
Balance of prior year surplus due to leaseholders	1,771	0
	<u>326,880</u>	<u>511,934</u>
Net assets	<u>382,721</u>	<u>345,574</u>
 General Maintenance Fund	 382,721	 345,574
	<u>382,721</u>	<u>345,574</u>
 General Maintenance Fund		
Block B	34,218	23,232
Block C	60,633	41,627
Block D	64,074	45,499
Block E	63,727	49,616
Block F	43,554	32,395
Block W	14,757	10,234
Block X	7,207	6,054
Block Y	9,638	6,585
Block Z	12,447	12,083
Estate	102,115	97,146
MSCP	-29,648	21,103
	<u>382,721</u>	<u>345,574</u>

Victory Hill Management Company Limited
Director

This Statement of Account was approved by Victory Hill Management Company Limited

Victory Hill Management Company Ltd
Winterthur Way Annual Report

BLOCK CHARGES	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£394,123	£394,123	£352,328
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£3,712	£80	£2,785
Internal Cleaning	£22,972	£25,194	£23,202
Electrical Repairs	£3,080	£648	£0
Emergency Lighting Maintenance	£540	£1,103	£812
Intercom System	£17,766	£13,487	£17,564
Repairs & Maintenance	£18,900	£29,012	£16,805
High Level Cleaning	£336	£0	£0
Lift Maintenance	£18,212	£13,751	£19,743
Lightning Protection	£0	£0	£0
Lights Repairs and Maintenance	£2,200	£938	£2,090
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£1,135	£1,829	£1,108
AOV / Smoke Vent Maintenance	£7,706	£4,182	£1,205
Sundry	£0	£0	£0
Aerial and Satellite Systems	£1,850	£335	£472
Water Pump Maintenance and Testing	£6,850	£4,698	£5,488
Water Testing	£3,515	£5,856	£3,429
Window Cleaning	£2,354	£1,708	£1,810
Utilities			
Electricity	£46,390	£42,318	£40,729
Lift Telephone Line	£2,026	£1,256	£1,061
Small Blocks Water Charges	£0	£55	£43
Insurance			
Insurance - Buildings, Property Owners Liability & Terrorism Cover	£152,127	£158,746	£147,880
Lift - Engineering Insurance	£3,804	£3,823	£3,562
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£78,650	£78,650	£40,850
TOTAL BLOCK RECURRENT EXPENDITURE	£394,123	£387,670	£330,637
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£6,453	£21,691
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£87,000	£83,922	£84,777
On Account Payments	£87,000	£87,000	£81,535
Water account surplus / (deficit)	£0	£3,078	-£3,242

ESTATE CHARGES	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£158,919	£158,926	£197,127
RECURRENT EXPENDITURE			
Estate Costs			
Landscape Maintenance	£14,863	£14,715	£9,555
Estate Staffing Costs	£32,969	£31,380	£38,686
Contributions to Parking -15%	-£4,915	-£4,707	-£5,803
Repairs & Maintenance			
Hard landscaping, fencing, bollards & general			£1,162
Lightning Protection Maintenance	£1,000	£414	£0
Pest Control	£1,450	£896	£946
Planting - Replacement / Renewal	£1,000	£5,528	£0
Waste Management	£683	£8,392	£677
Gritting Salt	£300	£669	£0
Street Lighting Maintenance	£1,435	£519	£0
Utilities			
Estate Office Costs	£2,306	£7,736	£1,506
Water	£360	£236	£390
Health & Safety			

Estate Risk Assessment	£3,000	£324	£2,964
Professional Fees			
Accountancy Costs	£2,200	£1,363	£3,328
Annual Return	£13	£13	£13
Website Development and Maintenance	£500	£55	£306
Document Management	£0	£0	£3,976
Contingency against future legal costs	£0	£0	-£5,007
Directors' and Officers' Liability Insurance	£375	£353	£0
External Cleaning Consultant	£1,000	£0	£0
Legal Fees	£5,000	£10,221	£1,251
Management Company Expenses	£0	£1,630	£467
Management Fees - Managing Agents	£79,380	£57,066	£62,617
Professional Fees - Water	£0	£0	£1,514
Professional Fees - Other	£1,000	£0	£635
Surveyors' Fees	£3,500	£1,800	£960
Bank Charges			
Bank charges	£0	£497	£6
Interest Received	£0	-£3,814	£132
Interest Allocated to Reserves	£0	£10,873	£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£11,500	£11,500	£11,500
TOTAL ESTATE RECURRENT EXPENDITURE	£158,919	£157,659	£131,782
OTHER INCOME	£0	£2,727	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£3,995	£65,345

PARKING	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£39,018	£38,116	£46,832
INTEREST RECEIVED	£0	£4,020	£537
TOTAL RECURRENT EXPENDITURE	£39,018	£43,031	£38,766
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£1	-£895	£8,604

MOVEMENTS ON LIFECYCLE MAINTENANCE FUNDS	Budget 2015	Actual 2015	Actual 2014
Balance brought forward	£345,574	£345,574	£372,285
Reserve Fund allocation for year	£100,150	£100,150	£54,350
Expenditure from the Funds		-£69,857	-£82,101
Interest charged		-£80	£0
Interest received		£6,934	£1,041
Balance carried forward	£445,724	£382,721	£345,574

Victory Hill Management Company Ltd
Block B Annual Report

Block B (54 to 103 Winterthur Way - 50 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£48,067	£48,068	£42,388
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£384	£80	£332
Internal Cleaning	£3,038	£3,593	£2,909
Electrical Repairs	£500	£0	£0
Emergency Lighting Maintenance	£60	£138	£117
Intercom System	£2,332	£793	£2,068
Repairs and Maintenance	£2,000	£6,241	£1,507
High Level Cleaning	£0	£0	£0
Lift Maintenance	£2,563	£1,714	£2,468
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£400	£105	£414
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£157	£153	£153
AOV / Smoke Vent Maintenance	£875	£783	£129
Sundry	£0	£0	£0
Aerial and Satellite Systems	£250	£179	£0
Water Boost Pump Maintenance	£950	£314	£583
Water Tank Cleaning and Testing	£505	£887	£493
Window Cleaning	£271	£176	£220
Utilities			
Electricity	£4,075	£3,791	£3,611
Lift Phone	£323	£367	£135
Insurance			
Buildings Insurance	£18,891	£19,857	£18,538
Engineering Insurance - Lift	£494	£507	£482
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£10,000	£10,000	£5,000
TOTAL BLOCK RECURRENT EXPENDITURE	£48,067	£49,678	£39,159
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	-£1,611	£3,229
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£12,500	£12,117	£14,578
On Account Payments	£12,500	£12,500	£16,182
Water account surplus / (deficit)	£0	£383	£1,604
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£444	£8,558
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			£0
Total	£0	-£444	£8,558
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£23,233	£23,233	£26,716
Reserve Fund allocation for year	£10,000	£10,000	£5,000
Expenditure from the Fund		£444	-£8,558
Interest charged			£0
Interest received		£541	£75
Balance carried forward	£33,233	£34,218	£23,233

Victory Hill Management Company Ltd
Block C Annual Report

Block C (121 to 196 Winterthur Way - 76 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£86,448	£86,448	£79,486
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£666	£0	£561
Internal Cleaning	£4,619	£5,375	£4,401
Electrical Repairs	£500	£0	£0
Emergency Lighting Maintenance	£60	£189	£177
Intercom System	£3,485	£2,324	£3,480
Repairs and Maintenance	£3,500	£2,999	£3,939
High Level Cleaning	£0	£0	£0
Lift Maintenance	£4,347	£3,441	£4,936
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£400	£255	£609
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£239	£233	£233
AOV / Smoke Vent Maintenance	£1,600	£747	£331
Sundry	£0	£0	£0
Aerial and Satellite Systems	£250	£0	£0
Water Boost Pump Maintenance	£1,600	£1,377	£1,030
Water Tank Cleaning and Testing	£768	£1,143	£749
Window Cleaning	£411	£203	£334
Utilities			
Electricity	£11,550	£7,451	£10,731
Lift Phone	£426	£295	£324
Insurance			
Buildings Insurance	£33,582	£35,300	£32,954
Engineering Insurance - Lift	£846	£889	£825
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£17,600	£17,600	£10,000
TOTAL BLOCK RECURRENT EXPENDITURE	£86,448	£79,821	£75,614
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£6,626	£3,872
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£19,000	£19,258	£19,909
On Account Payments	£19,000	£19,000	£17,532
Water account surplus / (deficit)	£0	-£258	-£2,377
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£444	£20,096
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	-£444	£20,096
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£41,627	£41,627	£51,580
Reserve Fund allocation for year	£17,600	£17,600	£10,000
Expenditure from the Fund		£444	-£20,096
Interest charged			£0
Interest received		£962	£144
Balance carried forward	£59,227	£60,633	£41,627

Victory Hill Management Company Ltd
Block D Annual Report

Block D (197 to 292 Winterthur Way - 96 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£92,109	£92,109	£81,834
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£718	£0	£646
Internal Cleaning	£5,833	£6,654	£6,027
Electrical Repairs	£500	£554	£0
Emergency Lighting Maintenance	£60	£228	£224
Intercom System	£4,228	£4,345	£4,299
Repairs and Maintenance	£4,000	£4,379	£6,556
High Level Cleaning	£336	£0	£0
Lift Maintenance	£4,347	£3,441	£4,936
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£400	£179	£315
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£302	£1,016	£295
AOV / Smoke Vent Maintenance	£2,000	£927	£329
Sundry	£0	£0	£0
Aerial and Satellite Systems	£250	£60	£83
Water Boost Pump Maintenance	£1,700	£627	£2,061
Water Tank Cleaning and Testing	£970	£1,339	£946
Window Cleaning	£826	£399	£572
Utilities			
Electricity	£11,947	£9,971	£10,063
Lift Phone	£928	£187	£333
Insurance			
Buildings Insurance	£34,726	£36,829	£34,077
Engineering Insurance - Lift	£938	£986	£915
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£17,100	£17,100	£7,500
TOTAL BLOCK RECURRENT EXPENDITURE	£92,109	£89,222	£80,175
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£2,888	£1,659
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£24,000	£24,316	£23,556
On Account Payments	£24,000	£24,000	£19,777
Water account surplus / (deficit)	£0	-£316	-£3,779
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£444	£19,619
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	-£444	£19,619
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£45,499	£45,499	£57,457
Reserve Fund allocation for year	£17,100	£17,100	£7,500
Expenditure from the Fund		£444	-£19,619
Interest charged			£0
Interest received		£1,031	£161
Balance carried forward	£62,599	£64,074	£45,499

Victory Hill Management Company Ltd
Block E Annual Report

Block E (293 to 368 Winterthur Way - 76 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£79,675	£79,674	£71,164
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£769	£0	£561
Internal Cleaning	£4,619	£4,491	£4,910
Electrical Repairs	£500	£95	£0
Emergency Lighting Maintenance	£60	£189	£177
Intercom System	£3,588	£2,918	£3,429
Repairs and Maintenance	£3,500	£4,884	£920
High Level Cleaning	£0	£0	£0
Lift Maintenance	£4,347	£3,441	£4,936
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£400	£147	£249
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£239	£233	£233
AOV / Smoke Vent Maintenance	£1,650	£903	£287
Sundry	£0	£0	£0
Aerial and Satellite Systems	£250	£96	£389
Water Boost Pump Maintenance	£1,650	£627	£1,030
Water Tank Cleaning and Testing	£768	£1,143	£749
Window Cleaning	£411	£153	£334
Utilities			
Electricity	£10,556	£9,997	£8,459
Lift Phone	£154	£204	£134
Insurance			
Buildings Insurance	£32,547	£34,213	£31,939
Engineering Insurance - Lift	£1,068	£962	£893
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£12,600	£12,600	£5,000
TOTAL BLOCK RECURRENT EXPENDITURE	£79,675	£77,295	£64,629
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£2,379	£6,535
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£19,000	£17,238	£16,866
On Account Payments	£19,000	£19,000	£15,621
Water account surplus / (deficit)	£0	£1,762	-£1,245
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£444	£15,844
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	-£444	£15,844
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£49,616	£49,616	£60,291
Reserve Fund allocation for year	£12,600	£12,600	£5,000
Expenditure from the Fund		£444	-£15,844
Interest charged			£0
Interest received		£1,067	£169
Balance carried forward	£62,216	£63,727	£49,616

Victory Hill Management Company Ltd
Block F Annual Report

Block F (373 to 422 Winterthur Way - 50 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£52,002	£52,003	£44,858
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£380	£0	£332
Internal Cleaning	£3,038	£2,970	£3,251
Electrical Repairs	£500	£0	£0
Emergency Lighting Maintenance	£60	£138	£117
Intercom System	£2,472	£2,449	£2,412
Repairs and Maintenance	£4,000	£8,445	£2,892
High Level Cleaning	£0	£0	£0
Lift Maintenance	£2,608	£1,714	£2,468
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£400	£105	£277
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£157	£153	£153
AOV / Smoke Vent Maintenance	£900	£657	£129
Sundry	£0	£0	£0
Aerial and Satellite Systems	£250	£0	£0
Water Boost Pump Maintenance	£950	£1,753	£783
Water Tank Cleaning and Testing	£505	£1,343	£493
Window Cleaning	£271	£176	£220
Utilities			
Electricity	£3,922	£4,490	£3,231
Lift Phone	£195	£203	£135
Insurance			
Buildings Insurance	£20,936	£20,585	£19,217
Engineering Insurance - Lift	£458	£481	£447
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£10,000	£10,000	£5,000
TOTAL BLOCK RECURRENT EXPENDITURE	£52,002	£55,662	£41,557
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	-£3,660	£3,300
LARGE BLOCK WATER METERED CHARGES			
Water and Sewerage Charges	£12,500	£10,993	£9,869
On Account Payments	£12,500	£12,500	£12,424
Water account surplus / (deficit)	£0	£1,507	£2,555
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£444	£12,820
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	-£444	£12,820
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£32,395	£32,395	£40,103
Reserve Fund allocation for year	£10,000	£10,000	£5,000
Expenditure from the Fund		£444	-£12,820
Interest charged			£0
Interest received		£715	£112
Balance carried forward	£42,395	£43,554	£32,395

Victory Hill Management Company Ltd
Block W Annual Report

Block W (476 to 484 Winterthur Way - 9 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£10,693	£10,693	£9,595
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£410	£0	£128
Internal Cleaning	£547	£696	£501
Electrical Repairs	£30	£0	£0
Emergency Lighting Maintenance	£60	£58	£0
Intercom System	£420	£146	£580
Repairs and Maintenance	£550	£905	£454
High Level Cleaning	£0	£0	£0
Lift Maintenance	£0	£0	£0
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£150	£39	£157
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£0	£0	£0
AOV / Smoke Vent Maintenance	£111	£41	£0
Sundry	£0	£0	£0
Aerial and Satellite Systems	£150	£0	£0
Water Boost Pump Maintenance	£0	£0	£0
Water Tank Cleaning and Testing	£0	£0	£0
Window Cleaning	£49	£183	£40
Utilities			
Electricity	£1,576	£2,253	£1,650
Lift Phone	£0	£0	£0
Small Blocks Water Charges	£0	£0	£0
Insurance			
Buildings Insurance	£3,239	£3,403	£3,178
Engineering Insurance - Lift	£0	£0	£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£3,400	£3,400	£2,500
TOTAL BLOCK RECURRENT EXPENDITURE	£10,693	£11,124	£9,187
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	-£431	£408
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project		-£888	£3,610
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	-£888	£3,610
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£10,234	£10,234	£11,312
Reserve Fund allocation for year	£3,400	£3,400	£2,500
Expenditure from the Fund		£888	-£3,610
Interest charged			£0
Interest received		£235	£32
Balance carried forward	£13,634	£14,757	£10,234

Victory Hill Management Company Ltd
Block X Annual Report

Block X (104 to 107 Winterthur Way - 4 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£5,457	£5,457	£4,946
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£103	£0	£60
Internal Cleaning	£244	£320	£235
Electrical Repairs	£150	£0	£0
Emergency Lighting Maintenance	£60	£49	£0
Intercom System	£194	£77	£260
Repairs and Maintenance	£300	£378	£0
High Level Cleaning	£0	£0	£0
Lift Maintenance	£0	£0	£0
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£0	£31	£13
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£0	£0	£0
AOV / Smoke Vent Maintenance	£120	£41	£0
Sundry	£0	£0	£0
Aerial and Satellite Systems	£150	£0	£0
Water Boost Pump Maintenance	£0	£0	£0
Water Tank Cleaning and Testing	£0	£0	£0
Window Cleaning	£23	£122	£18
Utilities			
Electricity	£774	£1,311	£867
Lift Phone	£0	£0	£0
Small Blocks Water Charges	£0	£55	£43
Insurance			
Buildings Insurance	£1,341	£1,394	£1,303
Engineering Insurance - Lift			£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£2,000	£2,000	£1,600
TOTAL BLOCK RECURRENT EXPENDITURE	£5,457	£5,777	£4,399
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	-£319	£548
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project			£0
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating		£972	
Total	£0	£972	£0
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£6,054	£6,054	£4,442
Reserve Fund allocation for year	£2,000	£2,000	£1,600
Expenditure from the Fund		-£972	£0
Interest charged			£0
Interest received		£125	£12
Balance carried forward	£8,054	£7,207	£6,054

Victory Hill Management Company Ltd
Block Y Annual Report

Block Y (369 to 372 Winterthur Way - 4 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£7,169	£7,169	£7,004
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£77	£0	£85
Internal Cleaning	£244	£142	£235
Electrical Repairs	£150	£0	£0
Emergency Lighting Maintenance	£60	£49	£0
Intercom System	£181	£187	£191
Repairs and Maintenance	£300	£380	£62
High Level Cleaning	£0	£0	£0
Lift Maintenance	£0	£0	£0
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£0	£31	£13
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£0	£0	£0
AOV / Smoke Vent Maintenance	£200	£41	£0
Sundry	£0	£0	£0
Aerial and Satellite Systems	£150	£0	£0
Water Boost Pump Maintenance	£0	£0	£0
Water Tank Cleaning and Testing	£0	£0	£0
Window Cleaning	£23	£180	£18
Utilities			
Electricity	£807	£990	£909
Lift Phone	£0	£0	£0
Small Blocks Water Charges	£0	£0	£0
Insurance			
Buildings Insurance	£2,077	£2,179	£2,019
Engineering Insurance - Lift			£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£2,900	£2,900	£2,500
TOTAL BLOCK RECURRENT EXPENDITURE	£7,169	£7,078	£6,032
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£91	£972
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project			£1,555
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating			
Total	£0	£0	£1,555
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£6,585	£6,585	£5,624
Reserve Fund allocation for year	£2,900	£2,900	£2,500
Expenditure from the Fund			-£1,555
Interest charged			£0
Interest received		£153	£16
Balance carried forward	£9,485	£9,638	£6,585

Victory Hill Management Company Ltd
Block Z Annual Report

Block Z (108 to 120 Winterthur Way - 13 Properties)	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£12,502	£12,502	£11,054
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Carpet Cleaning	£205	£0	£80
Internal Cleaning	£790	£952	£733
Electrical Repairs	£250	£0	£0
Emergency Lighting Maintenance	£60	£66	£0
Intercom System	£866	£249	£845
Repairs and Maintenance	£750	£402	£475
High Level Cleaning	£0	£0	£0
Lift Maintenance	£0	£0	£0
Lightning Protection	£0	£0	£0
Lighting Repairs and Maintenance	£50	£45	£43
Plumbing	£0	£0	£0
Mansafe System Maintenance and Testing	£41	£40	£40
AOV / Smoke Vent Maintenance	£250	£41	£0
Sundry	£0	£0	£0
Aerial and Satellite Systems	£150	£0	£0
Water Boost Pump Maintenance	£0	£0	£0
Water Tank Cleaning and Testing	£0	£0	£0
Window Cleaning	£71	£118	£57
Utilities			
Electricity	£1,182	£2,065	£1,209
Lift Phone	£0	£0	£0
Small Blocks Water Charges	£0	£0	£0
Insurance			
Buildings Insurance	£4,787	£4,984	£4,654
Engineering Insurance - Lift	£0	£0	£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£3,050	£3,050	£1,750
TOTAL BLOCK RECURRENT EXPENDITURE	£12,502	£12,013	£9,886
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£489	£1,168
LIFE CYCLE MAINTENANCE FUND EXPENDITURE			
Emergency Lighting / Lighting Upgrade Project			£0
Balcony Repairs (entrance only)			£0
Backlog maintenance 2013 and 2014			£0
Redecorating		£2,916	
Total	£0	£2,916	£0
MOVEMENTS ON LIFECYCLE MAINTENANCE FUND			
Balance brought forward	£12,083	£12,083	£10,304
Reserve Fund allocation for year	£3,050	£3,050	£1,750
Expenditure from the Fund		-£2,916	£0
Interest charged			£0
Interest received		£230	£29
Balance carried forward	£15,133	£12,447	£12,083

Victory Hill Management Company Ltd
Winterthur Way Annual Report

TOTAL PARKING	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£39,018	£38,116	£46,832
INTEREST RECEIVED	£0	£4,020	£537
TOTAL RECURRENT EXPENDITURE	£39,018	£43,031	£38,766
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£1	-£895	£8,604

MSCP - 323 Spaces	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£34,958	£34,129	£40,954
INTEREST RECEIVED	£0	£4,020	£537
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Barrier Maintenance	£750	£0	-£354
Internal Cleaning	£585	£0	£0
Electrical repairs			£0
Fire Safety System Maintenance	£2,000	£864	£2,128
Repairs & Maintenance	£250	£6,215	£0
Lift Maintenance	£2,164	£1,714	£441
Lighting			£2,468
Sundry			£0
Utilities			
Electricity	£16,829	£10,090	£18,829
Lift Telephone Line	£246	£203	£136
Estate Costs			
Estate Staffing Costs	£3,280	£3,141	£3,873
Insurance			
Buildings Insurance	£6,353	£5,635	£6,198
Lift - Engineering Insurance	£499	£512	£487
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£2,000	£10,000	£2,000
TOTAL RECURRENT EXPENDITURE	£34,958	£38,374	£36,206
OTHER INCOME	£0	£0	£0
SERVICE CHARGE SURPLUS / (DEFICIT)	£1	-£225	£5,286

UNDERCROFT PARKING - 60 Spaces	Budget 2015	Actual 2015	Actual 2014
SERVICE CHARGES	£3,034	£2,983	£4,866
RECURRENT EXPENDITURE			
Repairs & Maintenance			
Barrier Maintenance	£1,025	£697	£630
Emergency Lighting Maintenance	£650	£0	£0
Repairs & Maintenance	£750	£0	£0
Remote Controls			£0
Estate Costs			
Estate Staffing Costs	£609	£583	£719
Insurance			
Car park Insurance	£0	£0	£0
Lift - Engineering Insurance	£0	£0	£0
Lifecycle Maintenance Fund			
Reserve Fund Allocation	£0	£0	£0

TOTAL RECURRENT EXPENDITURE	£3,034	£1,280	£1,349
SERVICE CHARGE SURPLUS / (DEFICIT)	£0	£1,703	£3,517

GARAGE AND SURFACE PARKING - 101 Spaces (9 Housing Association)

Budget 2015	Actual 2015	Actual 2014
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SERVICE CHARGES	£1,026	£1,004	£1,012
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RECURRENT EXPENDITURE	Budget 2015	Actual 2015	Actual 2014
Repairs & Maintenance			
Repairs & Maintenance	£0	£2,394	£0
Estate Costs			
Estate Staffing Costs	1,026	£983	£1,211
TOTAL RECURRENT EXPENDITURE	£1,026	£3,377	£1,211

SERVICE CHARGE SURPLUS / (DEFICIT)	£0	-£2,374	-£200
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MOVEMENTS ON MSCP LIFECYCLE MAINTENANCE FUND

	Budget 2015	Actual 2015	Actual 2014
Balance brought forward	£21,103	£21,103	£19,050
Reserve Fund allocation for year	£2,000	£10,000	£2,000
Expenditure from the Fund		-£60,671	£0
Interest charged		-£80	£0
Interest received			£53
Balance carried forward	£23,103	-£29,648	£21,103