

ACREPOST LIMITED

JEFFERSON HOUSE 11 BASIL STREET LONDON SW3

SERVICE CHARGES

FOR THE YEAR ENDED 31 DECEMBER 1993

AUDITORS REPORT

= Martin Russell Jones (MRJ) = overcharging the leaseholders... and its successor Martyn Gerrard continuing to do the same thing: 31.03.14 demand ; MG # 20

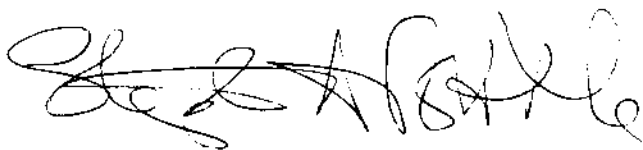
We have prepared the attached summary of costs, outgoings and expenses for the year ended 31 December 1993 from the receipts, vouchers and other documentation provided to us by the managing agents.

As previously reported, there is no separate meter relating to the electricity charged for the common parts. Records relating to the payment of electricity charges for the block generally were kept throughout the year by the managing agents and we have accepted their calculation of the charges for the common parts and the caretaker's flat for the year.

NOTE!

The annexed statement on the Contingency Fund shows the movements on the Fund for the year ended 31 December 1993 and we can confirm that the funds have been maintained in interest bearing accounts throughout the year.

Subject to the above, it is our opinion that the attached schedule of costs, expenses and outgoings is sufficiently supported by receipts and other documents and represents a fair summary of the said costs, expenses and outgoings and when read in conjunction with the annexed summaries, shows how they are reflected in the service charge demands and specifies the amount payable by each lessee.



STEPHEN A ROTH & CO

CHARTERED ACCOUNTANTS

30 SEPTEMBER 1994

34 ELMCROFT CRESCENT

LONDON NW11 9SY

ACREPOST LIMITED

JEFFERSON HOUSE 11 BASIL STREET LONDON SW3

SERVICE CHARGES

YEAR ENDED 31 DECEMBER 1993

General repairs and maintenance		2960.19
Lift repairs and maintenance		839.15
Boiler repairs and maintenance		1466.26
Window cleaning		1560.00
Gas		6136.56
Electricity		3838.34
Insurance		4749.38
Entryphone		1273.70
Pest control		661.97
Agents fees		7815.00
Audit		700.00
Porters expenses		
Wages and national insurance	8510.98	
Notional rent	3875.00	
Repairs and renewals	1240.00	
Council tax and water rates	486.82	
Electricity	100.34	
Telephone	287.08	
Sundry expenses	83.67	
	-----	14583.89

		46584.44
		=====

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SERVICE CHARGES

YEAR ENDED 31 DECEMBER 1993

Re. these apartments, in the context of my below comments - note that in the mid 90s some internal transactions took place within Langhaven Hldgs - see Directorships; Owners identity; Freeholder

FLAT	£	SERVICE CHARGE	PAYABLE BY LESSOR	PAYABLE BY LESSEE
1	3.767	1754.83		1754.83
2	1.956	911.20		911.20
3	1.956	911.20		911.20
4	2.124	989.45		989.45
5	1.780	829.20		829.20
6	1.780	829.20		829.20
7	2.283	1063.52	1063.52	
8	2.124	989.45		989.45
9	2.124	989.45		989.45
10	2.124	989.45		989.45
11	1.956	911.20		911.20
12	2.124	989.45		989.45
13	2.124	989.45		989.45
14	1.956	911.20		911.20
15	2.283	1063.52		1063.52
16	2.283	1063.52		1063.52
17	2.187	1018.80		1018.80
18	2.283	1063.52		1063.52
19	2.124	989.45		989.45
20	2.124	989.45		989.53
21	2.124	989.45	989.45	
22	1.956	911.20	911.20	
23	1.956	911.20	911.20	
24	1.956	911.20		911.20
25	1.956	911.20	911.20	
26	2.283	1063.52	1063.52	
27	1.956	911.20	911.20	
28	1.956	911.20	911.20	
29	2.124	989.45		989.45
30	2.124	989.45	989.45	
31	2.124	989.45		989.45
32	8.757	4079.39		4079.39
33	8.422	3923.34		3923.34
34	9.252	4309.99		4309.99
35	7.592	3536.69		3536.69
	100.000	46584.44	8661.94	37922.50

Apartments # 23 , # 25 , # 27 and # 28 were all acquired - on 21 Apr 95 - by Jack Paul Starr

Apartments # 29 and # 30 were acquired by Abacus - in 1990 and 1995, respectively

Apartment # 26 was acquired by Carmel Sheehy in Mar 95 - giving Martin Russell Jones' address.

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SERVICE CHARGES

YEAR ENDED 31 DECEMBER 1993

<u>FLAT</u>	<u>PAYABLE BY LESSEE</u>	<u>PAID ON ACCOUNT</u>	<u>AMOUNT OVERPAID</u>
1	1754.83	1932.28	177.45
2	911.20	1003.34	92.14
3	911.20	-	(911.20)
4	989.45	1089.50	100.05
5	829.20	913.06	83.86
6	829.20	913.06	83.86
8	989.45	1089.50	100.05
9	989.45	1089.50	100.05
10	989.45	1089.50	100.05
11	911.20	1003.34	92.14
12	989.45	1089.50	100.05
13	989.45	1089.50	100.05
14	911.20	1003.34	92.14
15	1063.52	1171.06	107.54
16	1063.52	1171.06	107.54
17	1018.80	1121.82	103.02
18	1063.52	1142.73	79.21
19	989.45	1063.16	73.71
20	989.45	1089.50	100.05
24	911.20	979.09	67.89
29	989.45	1063.16	73.71
31	989.45	1089.50	100.05
32	4079.39	4491.90	412.51
33	3923.34	4320.06	396.72
34	4309.99	4745.82	435.83
35	3536.69	3894.32	357.63
	----- 37922.50 =====	----- 40648.60 =====	----- 2726.10 =====

My battles with the
'managing' agents,
Martin Russell
Jones (MRJ) -
detailed in my
02.02.05 complaint
to the RICS.

ACREPOST LIMITED

JEFFERSON HOUSE 11 BASIL STREET LONDON SW3

CONTINGENCY FUND

YEAR ENDED 31 DECEMBER 1993

Balance as at 1 January 1993		24117.62
Add: Contributions Received		11804.24
Net Interest Received		1019.06

		36940.92
Deduct:		
External Decorations on Account	9000.00	
Supervisory Fees Thereon	1057.50	
	-----	10057.50
Balance as at 31 December 1993		-----
		26883.42
		=====