

BULLDOG MANAGEMENT COMPANY LIMITED

COMPANY NUMBER: 06719818

SERVICE CHARGE ACCOUNTS

YEAR ENDED 31 DECEMBER 2017

Prepared by

MJ GOLZ & COMPANY
Chartered Accountants

146 College Road
Harrow
HA1 1BH

BULLDOG MANAGEMENT COMPANY LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

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BULLDOG MANAGEMENT COMPANY LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

Property Address	Ashcombe Court 620 London Road Ashford Middlesex TW15 3AF
Registered Office	Odeon House 146 College Road Harrow Middlesex HA1 1BH
Company Number	06719818 (England and Wales)
Directors	Mr P O Maguire Mrs S M Maguire

BULLDOG MANAGEMENT COMPANY LTD

Independent Accountant's review report of factual findings to the Managing Agents of Bulldog Management Company for the year ended 31 December 2017

To David Charles Property Consultants Limited, Managing Agents of Bulldog Management Company Ltd.

We have reviewed the statement of service charge expenditure for the above property and notes for the year ended 31 December 2017, set out on pages 3 to 4. The statement of service charge expenditure has been prepared by the Managing Agents in accordance with guidance issued by the RICS in the Code of Practice, Service Charges in Commercial Property, Third edition.

MANAGER'S RESPONSIBILITY FOR THE STATEMENT OF SERVICE CHARGE EXPENDITURE

The Managing Agent is responsible for the preparation of the statement of service charge expenditure and for such internal control as the Managing Agent determines is necessary to enable the preparation of the statements that are free from material misstatement, whether due to fraud or error.

REPORTING ACCOUNTANT'S RESPONSIBILITY

Our responsibility is to express a conclusion on the statement of service charge expenditure based on the procedures we have performed and evidence we have obtained. We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2400, Engagements to Review Historical Financial Statements (Revised), ISRE 2400 (Revised) requires us to conclude whether anything has come to our attention that causes us to believe that the statement of service charge expenditure taken as a whole, is not prepared in all material respects in accordance with the provisions of the Code of practice 'Service Charges in commercial property' issued by the RICS, ISRE 2400 (Revised) also requires us to comply with the relevant ethical requirements.

A review of a statement of service charge expenditure in accordance with ISRE 2400 (Revised) is a limited assurance engagement. The reporting accountant performs procedures, primarily consisting of making enquiries of management and others responsible for the services that comprise the service charge on this property, as appropriate, and applying analytical procedures, and evaluates the evidence obtained. The procedures do not include review of the allocation or apportionment of service charge expenditure to occupiers.

The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on the statement of service charge expenditure.

CONCLUSION

Based upon the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the statement of service charge expenditure is not prepared, in all material respects, in accordance with the provisions of the Code of practice.

BASIS OF ACCOUNTING AND RESTRICTION ON DISTRIBUTION AND USE

Our report is made in accordance with the terms of our engagement and is intended solely for the Managing Agent for issue to current leaseholders (and the owner). This report should not be distributed to or used by other parties. Our work has been undertaken to enable us to make this report to the Managing Agent and for no other purpose. To the fullest extent permitted by law, we do accept or assume responsibility or liability to anyone other than the Managing Agent in connection with the report or this engagement.

M J Golz & Company

Odeon House
146 College Road
Harrow HA1 1BH

Chartered Accountants

Dated

BULLDOG MANAGEMENT COMPANY LTD


BALANCE SHEET AS AT 31 DECEMBER 2017

	2017	2016
Current Assets		
Service charges due	0	25
Cash at Bank - Service Charges	2373	3014
Cash at Bank - Reserve/Sinking Fund	10924	12426
Prepayments	572	518
Total Current Assets	13869	12969
Current Liabilities		
Trade creditors	50	105
Service Charges in Advance	1248	0
Accruals	400	400
Total Current Liabilities	1698	505
Net Assets	£ 12171	£ 12464
Represented by		
Service Charge Reserves 1 January 2017	12464	10953
Surplus for Year	-287	1511
Reserves carried forward	£ 12177	£ 12464

The financial statement were approved by the Managing Agent on 22/2/18 and were signed on behalf of the managing Agent by:



 for and on behalf of David Charles Property Consultants Limited



 Mrs S M Maguire - Director

BULLDOG MANAGEMENT COMPANY LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

	2017	2015
Income		
Service Charges	16800	16100
Interest Received (net of tax)	15	16
TOTAL INCOME	<u>16815</u>	<u>16116</u>
Expenditure		
Accountancy	450	400
Bins and Rubbish Clearance	836	570
Cleaning	1961	1930
Electricity	628	590
Health & Safety Inspection	528	840
Garden Maintenance	1502	1638
Garden Expenses	0	300
General Maintenance	3774	962
Insurance	3491	3195
Management fees	3600	3600
Out of Hours Emergency handling	50	50
Secretarial Fees	70	72
Water Charges	28	96
Window Cleaning	184	362
	<u>17102</u>	<u>14605</u>
TOTAL EXPENSES	<u>17102</u>	<u>14605</u>
Excess Expenditure over Income	<u>£ -287</u>	<u>£ 1511</u>

