

NOWER COURT RESIDENTS ASSOCIATION

COMPANY NUMBER: 10408177

SERVICE CHARGE ACCOUNTS

YEAR ENDED 31.12.17

Prepared by

MJ GOLZ & COMPANY
Chartered Accountants

146 College Road
Harrow
HA1 1BH

NOWER COURT (RTM) COMPANY LTD

FOR THE PERIOD ENDED 31 DECEMBER 2017

	Page
Company Information	1
Independent Accountants Report	2
Property Service Charge Balance Sheet	3
Property Service Charge Income and Expenditure Account	4

NOWER COURT (RTM) COMPANY LTD

FOR THE PERIOD ENDED 31 DECEMBER 2017

Property Address	Nower Court Nower Hill Pinner Middx HA5 5RQ
Registered Office	Odeon House 146 College Road Harrow Middlesex HA1 1BH
Company Number	10408177 (England and Wales)
Directors	Mr C Sankey Mrs C Mooney

Independent Accountant's review report of factual findings to the Managing Agents of Nower Court (RTM) Company Ltd for the period ended 31 December 2017

To David Charles Property Consultants Limited, Managing Agents of Nower Court (RTM) Company Ltd

We have reviewed the statement of service charge expenditure for the above property and notes for the period 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

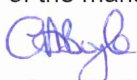
Dated

NOWER COURT (RTM) COMPANY LTD

BALANCE SHEET AS AT 31 DECEMBER 2017

		2017
Current Assets		
Service Charges due		120
Cash at Bank - Service Charges	4192	
Cash at Bank - Reserve/Sinking Fund	<u>6006</u>	10198
Total Current Assets		<u>10318</u>
Current Liabilities		
Trade creditors	193	
Accruals	<u>450</u>	
Total Current Liabilities		643
Net Assets	£	<u>9675</u>
Represented by		
Service Charge Reserves 1 January 2017		12993
Excess Expenditure over Income		<u>-3318</u>
Reserves carried forward	£	<u>9675</u>

The financial statement were approved by the Managing Agent on 12/3/18.....and were signed on behalf of the managing Agent by:

C A Boyle 
for and on behalf of David Charles Property Consultants Limited

Mr C Sankey, Director



FOR THE PERIOD ENDED 31 DECEMBER 2017

Income

Service Charges	16000
Major Works	10000
Bank Interest	<u>12</u>
TOTAL INCOME	26012

Expenditure

Accountancy	450
Cleaning	1212
Company Formation Costs	342
Electricity	654
Garden Maintenance	3546
General Maintenance	6320
Insurance	2439
Major Works	10373
Management Fees	3000
Out of Hours	75
Pond Maintenance	210
Statutory Costs	108
Water Charges	56
Window Cleaning	<u>545</u>
TOTAL EXPENSES	<u>29330</u>

Excess Expenditure over Income

£ -3318
