

HARDY MEWS (UXBRIDGE) MANAGEMENT COMPANY LIMITED

COMPANY NUMBER: 6403312

SERVICE CHARGE ACCOUNTS

YEAR ENDED 31.12.17

Prepared by

MJ GOLZ & COMPANY

Chartered Accountants

146 College Road

Harrow

HA1 1BH

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

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HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

Property Address	Blythewood & Woodgate Court 144/ 145 Waterloo Road Uxbridge Middlesex UB8 2FT
Registered Office	Odeon House 146 College Road Harrow Middlesex HA1 1BH
Company Number	06403312 (England and Wales)
Directors	Mr M Ram Mr R Aggarwal

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

Independent Accountant's review report of factual findings to the Managing Agents of Hardy Mews (Uxbridge) Management Company Ltd for the year ended 31 December 2017

To David Charles Property Consultants Limited, Managing Agents of Hardy Mews (Uxbridge) 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

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

BALANCE SHEET AS AT 31 DECEMBER 2017

	2017	2016
Current Assets		
Cash at Bank - Service Charges	1853 ✓	4977
Cash at Bank - Reserve/Sinking Fund	13080 ✓	10067 ✓
Prepayments	1661	1558
Total Current Assets	<u>16594</u>	<u>16602</u>
Current Liabilities		
Trade creditors	960	1342
Service charges in advance	29	339
Accruals	500	500
Total Current Liabilities	<u>1489</u>	<u>2181</u>
Net Assets	<u>£ 15105</u>	<u>£ 14421</u>
Represented by		
Service Charge Reserves 1 January 2017	14421	14494
Excess Income over Expenditure	684	-73
Reserves/Deficit carried forward	<u>£ 15105</u>	<u>£ 14421</u>

The financial statement were approved by the Managing Agent on 21.5.18 and were signed on behalf of the managing Agent by:

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

Mr M Ram - Director 

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

FOR THE YEAR ENDED 31 DECEMBER 2017

	2017	2016
Income		
Service Charges	38164	36945
Insurance Claims	585	1536
Interest on late Service Charges	0	32
Interest Received	21	20
Key Fobs	48	0
TOTAL INCOME	<u>38818</u>	<u>38533</u>
Expenditure		
Accountancy	500	500
Bin and Rubbish Clearance	294	1202
Cleaning	3981	4238
Door Entry System	20	503
Electricity	1370	1574
Fire Safety	3483	1761
Garden Maintenance	2225	2160
General Maintenance	2620	5431
Health and Safety	300	41
Insurance Claims	585	0
Insurance	9864	9381
Legal Fees	70	70
Management Fees	10800	10800
Out of Hours (2016 & 2017)	295	0
Pest Control	120	300
TV & Satellite	1177	0
Window Cleaning	430	645
TOTAL EXPENSES	<u>38134</u>	<u>38606</u>
Excess Income over Expenditure	<u>£ 684</u>	<u>£ -73</u>