SERVICE CHARGE ACCOUNTS

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

YEAR ENDED 31 DECEMBER 2016

HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

FOR THE YEAR ENDED 31 DECEMBER 2016

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HARDY MEWS (UXBRIDGE) MANAGEMENT LTD

FOR THE YEAR ENDED 31 DECEMBER 2016

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 2016

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 2016, 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 ouir 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 inquiries 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 that 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 nor 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 occupiers (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 2016

		2016		*2015*
Current Assets				
Cash at Bank - Service Charges	4977		*6253*	
Cash at Bank - Reserve/Sinking Fund	10067	15044	*8556*	14809
Prepayments		1558		774
Total Current Assets		*16602*		*15583*
Current Liabilities				
Trade creditors	1342		*589*	
Service charges in advance	339		*0*	
Accruals	500		*500*	
Total Current Liabilities		*2181*		*1089*
Net Assets		£ 14421		£ *14494*
Represented by				
Service Charge Reserves 1 January 2016		14494		*12781*
Excess Expenditure over Income		*-73*		*1713*
Reserves/Deficit carried forward		£ 14421		£ *14494*

The financial statement were approved by the Managing Agent on 25/4/17 .....and were signed on behalf of the managing Agent by:

.....

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 2016

		2016		*2015*
Income				
	Service Charges		36945	*34495*
	Insurance Claims		1536	*419*
	Interest on late Service Charges		32	*0*
	Interest Received (net of tax)		20	*24*
	TOTAL INCOME		*38533*	*34938*
Expenditure				
	Fire Safety	1761		*2116*
	Electricity	1574		*1356*
	Garden Maintenance	2160		*1840*
	General Maintenance	5431		*2123*
	Insurance Claims	0		*769*
	Door Entry System	503		*0*
	TV & Satellite	0		*198*
	Management Fees	10800		*10800*
	Insurance	9381		*8887*
	Bin and Rubbish Clearance	1202		*216*
	Cleaning	4238		*3918*
	Pest Control	300		*0*
	Window Cleaning	645		*430*
	Health and Safety	41		*0*
	Legal Fees	70		*72*
	Accountancy	500		*500*
	TOTAL EXPENSES		*38606*	*33225*
Excess Expenditure over Income		**£**	-73	**£** 1713