

SERVICE CHARGE ACCOUNTS
KINGSBRIDGE HOUSE MANAGEMENT LTD

YEAR ENDED 30 JUNE 2017

KINGSBRIDGE HOUSE MANAGEMENT LTD

YEAR ENDED 30 JUNE 2017

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

KINGSBRIDGE HOUSE MANAGEMENT LTD

YEAR ENDED 30 JUNE 2017

Property Address	Kingsbridge House 130 Marsh Road Pinner HA5 5LX
Registered Office	Odeon House 146 College Road Harrow Middlesex HA1 1BH
Company Number	09382529 (England and Wales)
Director	Mr J M Whitely <i>Whitely</i>

KINGSBRIDGE HOUSE MANAGEMENT LTD

Independent Accountant's review report of factual findings to the Managing Agents of Kingsbridge House Management Ltd for the year ended 30 June 2017

To David Charles Property Consultants Limited, Managing Agents of Kingsbridge House Management Ltd.

We have reviewed the statement of service charge expenditure for the above property and notes for the year ended 30 June 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 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 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 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 not 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

KINGSBRIDGE HOUSE MANAGEMENT LTD

YEAR ENDED 30 JUNE 2017

	2017
Income	
Service Charges	24739
Interest Received	4
TOTAL INCOME	<u>24743</u>
Expenditure	
Accountancy	480
Cleaning	2512
Electricity	598
Garden Services	360
General Maintenance	1395
Health and Safety	168
Insurance	2243
Lift	1215
Management Fees	4800
Out of Hours	79
Waste Removal	132
Water Charges	150
Window Cleaning	<u>222</u>
TOTAL EXPENSES	<u>14354</u>
Excess Income over Expenditure	<u><u>£ 10389</u></u>