

Sentis Management Company Limited
Service Charge Accounts
Year ending 31 March 2018

Sentis Management Company Limited

Report of the Accountants

We certify that in our opinion the above service charge account is a fair summary of the expenditure incurred for the year ended 31 March 2018 and complies with Section 21(5) of the Landlord and Tenant Act 1985 and has been properly supported by accounts, receipts and other documents which have been produced to us.



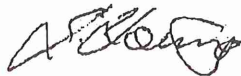
Hillier Hopkins LLP
Chartered Accountants

Radius House
51 Clarendon Road
Watford
WD17 1HP

Date

Directors' Certificate

We confirm that to the best of our knowledge and belief the records produced together with the explanations given constitute a true and correct record of the transactions relating to the Service Charge Account for the period from 1 April 2017 to 31 March 2018 and we confirm the attached accounts have our approval.



J H Young
Director

Sentis Court
Carew Road
Northwood
Middlesex
HA6 3NG

Date 20-6-18

Service Charge Statement of Account for Sentis Management Company Limited

For the Accounting Period from 1 April 2017 - 31 March 2018

Income and Expenditure Account

| | £ | £ |
|--|---------------|----------------------|
| Estate Costs | | |
| Garden Maintenance | | 8,318 |
| Tree Maintenance | | 5,045 |
| External Redecoration | | - |
| Professional Fees | | |
| Accountancy | | 1,020 |
| | | <u>14,383</u> |
| Building Costs: | | |
| Repairs and Maintenance | | |
| General | 1,412 | |
| Internal redecoration | - | |
| Lift Maintenance | 2,822 | |
| Hire of Refuse Bins | 454 | |
| Cleaning and refuse | 3,928 | |
| Utilities | | |
| Light and Heat | 2,045 | |
| Telephone | 641 | |
| Water Rates | 6,092 | |
| Professional Fees | | |
| Managing Agent's Fees | 1,500 | |
| Company Managing Fees | | |
| Legal Fees | 2,843 | |
| Insurance | 5,457 | |
| Sundry Expenses | 692 | |
| Depreciation | | |
| Bank Charges | 90 | |
| | <u>27,976</u> | |
| Total Expenditure | | <u>42,359</u> |
| Less: Service Charges receivable from tenants | <u>58,594</u> | |
| | | 58,594 |
| Gross Interest | 63 | |
| Less Tax | <u>-</u> | |
| Net Interest | | <u>63</u> |
| | | 58,657 |
| Surplus for the year | | <u><u>16,298</u></u> |

Service Charge Statement of Account for Sentis Management Company Limited

For the Accounting Period from 1 April 2017 - 31 March 2018.

Balancing statement

| | £ | £ |
|---|-------|---------|
| Fixed Assets | | |
| Short Leasehold Costs | | 6,813 |
| Assets | | |
| Service charge owed by tenants | | 6,165 |
| Prepayments | | 4,667 |
| Monies held by company on behalf of tenants | | - |
| Monies held by managing agents | | - |
| Balances held | | |
| Cash at bank and in hand | | 105,943 |
| | | <hr/> |
| | | 123,588 |
| Less: Liabilities | | |
| Service Charges paid in advance by tenants | | |
| Trade creditors | 2,087 | |
| Accruals | 900 | |
| | <hr/> | |
| | | 2,987 |
| Net Assets | | <hr/> |
| | | 120,601 |
| Reserve Fund | | |
| General reserve | | 49,730 |
| Sinking Fund | | 70,871 |
| | | <hr/> |
| | | 120,601 |
| | | <hr/> |

Service Charge Statement of Account for Sentis Management Company Limited

For the Accounting Period from 1 April 2017 - 31 March 2018.

Notes:

| | £ | £ |
|--|-------------------|-------------------|
| 1. General Reserve Fund | | |
| Balance brought forward from 01 April 2017 | | 33,432 |
| Transfer from Service Charge Account during the year | | 16,298 |
| Gross Interest received | - | |
| Less Tax | - | |
| Net Interest | <u> </u> | - |
| Expenditure | | - |
| | | <u> </u> |
| Balance | | <u>49,730</u> |
| 2. Maintenance Reserve | | |
| Balance brought forward from 01 April 2017 | | 70,871 |
| Transfer from Service Charge Account during the year | | - |
| Gross Interest received | - | |
| Less Tax | - | |
| Net interest | <u> </u> | - |
| Expenditure | | - |
| | | <u> </u> |
| Balance | | <u>70,871</u> |

3. This statement is prepared on an accruals basis under the historical cost convention