MASTER

KYBERT CARROLL - CHARTERED ACCOUNTANTS

52 BRIGHTON ROAD
SURBITON
SURREY KT6 5PL

Telephone 020 8399 0939
Fax 020 8390 6023
Email info@kybertcarroll.co.uk

10 November 2020

Accountants' Report to the Lessor of
The Nurseries, Priory Vale, Swindon, Wiltshire

Statement of Service Charges and Costs
for the year ended 30 June 2020

We have examined the Statement of Service expenditure in respect of the above property prepared for the year ended 30 June 2020 and certify that the costs shown on pages 2 to 4 are sufficiently supported by accounts, receipts and other documents which have been produced to us. In our opinion, the statement is a fair summary of the costs complying with Section 21(5) of the Landlord and Tenant Act 1985 which have been or will be reflected in demands for service charges.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone, other than the addressees of this report, for our work or this report.

KYBERT CARROLL LIMITED
Chartered Accountants

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

STATEMENT OF SERVICE CHARGES AND SERVICE COSTS
FOR THE YEAR ENDED 30 JUNE 2020

	2020		Estimate	2019	
	£	£	£	£	£
SERVICE CHARGES					
Service charges receivable		30,394			33,110
Reserve charged		6,996			3,998
Interest received		114			116
		37,504			37,224
SERVICE COSTS					
Cleaning		5,280	5,250		4,620
Electricity		1,027	2,000		1,905
Repairs and maintenance		2,377	3,500		2,892
Gardening		2,530	2,700		2,360
Rubbish disposal		1,871	1,250		1,705
TV aerial		540	300		54
Fire equipment maintenance		4,215	3,300		1,618
Door entry system		210	400		0
Health and safety		474	500		0
Insurance		4,238	4,250		3,906
Insurance revaluation fees		432	0		0
Professional fees		0	100		0
Bank charges		110	100		110
Sundries		42	150		120
Management fees		4,843	4,843		4,725
VAT on above		969	969		945
Accountants' fees		780	800		780
SERVICE COSTS		29,938	30,412		25,740
RESERVE set aside in year (note 5)		6,996	7,000		3,998
MAJOR WORKS expenditure in year					
Installation of video door entry system	0			10,500	
Less: transfer from Reserve (note 5)	0			(10,500)	
		0	0		0
TOTAL COST OF SERVICES		(36,934)	(37,412)		(29,738)
SURPLUS FOR YEAR		570			7,486

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

BALANCE SHEET AS AT 30 JUNE 2020

	Note	2020	£	2019	£
CURRENT ASSETS					
Debtors	2	5,547		4,649	
Bank	3	32,335		19,485	
		37,882		24,134	
CREDITORS	4	(9,869)		(3,687)	
			28,013		20,447
NET ASSETS			28,013		20,447
Financed by:-					
RESERVES (note 3)	5		28,013		20,477

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

NOTES TO THE SERVICE CHARGE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2020

1 SUMMARY OF EXPENDITURE

	£
Expenditure in respect of which no demand for payment was received within the year.	1,065
Expenditure in respect of which a demand for payment was received but no payment was made within the year.	2,025
Expenditure in respect of which a demand for payment was received and payment was made within the year.	26,848
	29,938

2 DEBTORS

	2020	2019
	£	£
Prepayments	5,547	4,649
	5,547	4,649

3 BANK

The bank balance at the year end was held in the following accounts:-

Barclays Bank Plc, Leicester, LE87 2BB under titles "Parkgate-Aspen Ltd Client Account re The Nurseries" and "Parkgate Aspen Ltd Clients Designated Deposit Account re Client A/c - The Nurseries Reserves", which are interest bearing.

4 CREDITORS

	2020	2019
	£	£
Creditors and accrued costs	8,856	2,704
Service charges received in advance	1,013	983
	9,869	3,687

5 RESERVE

	2020	2019
	£	£
Balance at 1 July	20,447	19,463
Amount set aside in year (page 2)	6,996	3,998
Major works expenditure in year (page 2)	0	(10,500)
Surplus for the year (page 2)	570	7,486
Balance as at 30 June	28,013	20,447

6 ANNUAL DECLARATION

The managing agents, Parkgate Aspen Limited, declare the only source of income derived from the management of this property during the year was management fees.