KYBERT CARROLL - CHARTERED ACCOUNTANTS

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29 October 2021

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

Statement of Service Charges and Costs
for the year ended 30 June 2021

We have examined the Statement of Service expenditure in respect of the above property prepared for the year ended 30 June 2021 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 Ltd

KYBERT CARROLL LIMITED
Chartered Accountants

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

STATEMENT OF SERVICE CHARGES AND SERVICE COSTS
FOR THE YEAR ENDED 30 JUNE 2021

	2021		Estimate	2020	
	£	£	£	£	£
SERVICE CHARGES					
Service charges receivable		31,488			30,394
Reserve charged		6,996			6,996
Interest received		2			114
		38,486			37,504
SERVICE COSTS					
Cleaning		5,280	5,000		5,280
Electricity		1,770	1,500		1,027
Repairs and maintenance		1,296	3,500		2,377
Gardening		2,750	2,700		2,530
Rubbish disposal		1,490	1,500		1,871
TV aerial		0	300		540
Fire equipment maintenance		2,428	3,420		4,215
Door entry system		0	400		210
Health, safety and Emergency Compliance		2,100	1,500		474
Insurance		5,209	4,600		4,238
Insurance revaluation fees		0	0		432
Professional fees		0	100		0
Bank charges		110	110		110
Sundries		44	120		42
Management fees		4,964	4,964		4,843
VAT on above		993	993		969
Accountants' fees		780	800		780
SERVICE COSTS		29,214	31,507		29,938
RESERVE set aside in year (note 5)		6,996	7,000		6,996
MAJOR WORKS expenditure in year					
Installation of video door entry system	4,200			0	
	4,200				
Less: transfer from Reserve (note 5)	(4,200)			0	
		0	0		0
TOTAL COST OF SERVICES		(36,210)	(38,507)		(36,934)
SURPLUS FOR YEAR		2,276			570

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

BALANCE SHEET AS AT 30 JUNE 2021

	Note	2021	£	2020	£
CURRENT ASSETS					
Debtors	2	4,124		5,547	
Bank	3	31,767		32,335	
			35,891		37,882
CURRENT LIABILITIES					
Surplus due to Lessees (page 2)		(2,276)		0	
Creditors	4	(3,376)		(9,869)	
			(5,652)		(9,869)
NET ASSETS			30,239		28,013
Financed by:-					
RESERVES (note 3)	5		30,239		28,013

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

NOTES TO THE SERVICE CHARGE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2021

1 SUMMARY OF EXPENDITURE

	£
Expenditure in respect of which no demand for payment was received within the year.	1,085
Expenditure in respect of which a demand for payment was received but no payment was made within the year.	1,155
Expenditure in respect of which a demand for payment was received and payment was made within the year.	31,174
	33,414
Service Costs	29,214
Major Works Costs	4,200
	33,414

2 DEBTORS

	2021 £	2020 £
Prepayments	4,124	5,547
	4,124	5,547

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

	2021 £	2020 £
Creditors and accrued costs	2,364	8,856
Service charges received in advance	1,012	1,013
	3,376	9,869

5 RESERVE

	2021 £	2020 £
Balance at 1 July	28,013	20,447
Amount set aside in year (page 2)	6,996	6,996
Major works expenditure in year (page 2)	(4,200)	0
2020 Surplus returned to lessees	(570)	0
Surplus for the year (page 2)	0	570
Balance as at 30 June	30,239	28,013

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 and from Command and Control Ltd