

4 November 2022

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

**Statement of Service Charges and Costs
for the year ended 30 June 2022**

We have examined the Statement of Service expenditure in respect of the above property prepared for the year ended 30 June 2022 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 2022**

	<u>2022</u>		<u>Estimate</u>	<u>2021</u>	
	£	£	£	£	£
SERVICE CHARGES					
Service charges receivable		31,441			31,488
Reserve charged		6,996			6,996
Interest received		5			2
		<u>38,442</u>			<u>38,486</u>
SERVICE COSTS					
Cleaning		5,500	5,350		5,280
Electricity		2,964	1,500		1,770
Repairs and maintenance		2,845	2,500		1,296
Gardening		2,750	2,700		2,750
Rubbish disposal		1,525	1,500		1,490
TV aerial		0	300		0
Fire equipment maintenance		2,686	3,000		2,428
Door entry system		0	500		0
Health, safety and Emergency Compliance		979	2,000		2,100
Insurance		7,145	5,000		5,209
Professional fees		84	100		0
Bank charges		110	110		110
Sundries		80	120		44
Management fees		5,033	5,033		4,964
VAT on above		1,007	946		993
Accountants' fees		816	800		780
SERVICE COSTS		<u>33,524</u>	<u>31,459</u>		<u>29,214</u>
RESERVE set aside in year (note 5)		6,996	7,000		6,996
MAJOR WORKS expenditure in year					
External repairs and redecorations	18,295			0	
Installation of video door entry system	<u>0</u>			<u>4,200</u>	
	18,295			4,200	
Less: transfer from Reserve (note 5)	<u>(18,295)</u>			<u>(4,200)</u>	
		0	0		0
TOTAL COST OF SERVICES		<u>(40,520)</u>	<u>(38,459)</u>		<u>(36,210)</u>
(DEFICIT) / SURPLUS FOR YEAR		<u>(2,078)</u>			<u>2,276</u>

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

BALANCE SHEET AS AT 30 JUNE 2022

	<u>Note</u>	<u>2022</u>		<u>2021</u>	
			£		£
CURRENT ASSETS					
Debtors	2	18,919		4,124	
Deficit due to recover (page 2)		2,078		0	
Bank	3	<u>8,161</u>		<u>31,767</u>	
			29,158		35,891
CURRENT LIABILITIES					
Surplus due to refund (page 2)		0		(2,276)	
Creditors	4	<u>(10,218)</u>		<u>(3,376)</u>	
			(10,218)		(5,652)
NET ASSETS			<u><u>18,940</u></u>		<u><u>30,239</u></u>
 Financed by:-					
RESERVES (note 3)	5		<u><u>18,940</u></u>		<u><u>30,239</u></u>

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

NOTES TO THE SERVICE CHARGE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2022

1	SUMMARY OF EXPENDITURE		<u>£</u>
	Expenditure in respect of which no demand for payment was received within the year.		954
	Expenditure in respect of which a demand for payment was received but no payment was made within the year.		3,058
	Expenditure in respect of which a demand for payment was received and payment was made within the year.		47,807
			<u>51,819</u>
	Service Costs		33,524
	Major Works Costs		<u>18,295</u>
			<u>51,819</u>
2	DEBTORS	<u>2022</u>	<u>2021</u>
		<u>£</u>	<u>£</u>
	Prepayments	16,744	4,124
	Service and reserve charge arrears	2,175	0
		<u>18,919</u>	<u>4,124</u>
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	<u>2022</u>	<u>2021</u>
		<u>£</u>	<u>£</u>
	Creditors and accrued costs	4,012	2,364
	Service charges received in advance	6,206	1,012
		<u>10,218</u>	<u>3,376</u>
5	RESERVE	<u>2022</u>	<u>2021</u>
		<u>£</u>	<u>£</u>
	Balance at 1 July	30,239	28,013
	Amount set aside in year (page 2)	6,996	6,996
	Major works expenditure in year (page 2)	(18,295)	(4,200)
	2020 Surplus returned to lessees	0	(570)
		<u>18,940</u>	<u>30,239</u>
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 were management fees, fees on major works and from payments to associated companies Pilo Limited (Health and Safety) and PA Registrars Limited (Legal and Professional)		