

ROYAL VICTORIA PARK ESTATE

REGULAR STATEMENT OF ACCOUNTS
(THE LANDLORD AND TENANT ACT 1985, SECTION 21)
FOR THE YEAR ENDED 31 DECEMBER 2013

ROBERTS & CO
CHARTERED ACCOUNTANTS
24 HIGH STREET
CHIPPING SODBURY
BRISTOL
BS37 6AH

ROYAL VICTORIA PARK ESTATE

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FOR THE YEAR ENDED 31 DECEMBER 2013

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ACCOUNTANTS CERTIFICATE UNDER THE LANDLORD AND TENANT ACT 1985, SECTION 21 TO
MANAGING AGENT AND LEASHOLDERS ON THE REGULAR STATEMENT OF ACCOUNT FOR
ROYAL VICTORIA PARK ESTATE

Responsibilities of the Landlord and the Accountant

As set out in the summary of tenants' rights and obligations (Landlord and Tenant Act 1985), the landlord or managing agent (Brentry Park Development Management Company Limited) is obliged to provide the tenant or leaseholder with a regular statement of account ("the statement") that is covered by an accountant's certificate. It is our duty to issue the certificate in accordance with the provisions of the Landlord and Tenant Act 1985, Section 21.

Basis of Report

We have performed the procedures set out in the guidance issued by the Institute of Chartered Accountants with respect to the statement of the year ended 31 December 2013 on pages 3 to 5. These procedures were performed solely for the purpose of ensuring that the statement complies with the requirements of the legislation and were as follows:

- Tested a sample of the expenditure included in the statement to invoices or other supporting documentation;
- Reviewed the expenditure included in the statement to confirm that it appears to be in accordance with the requirements of section 21(2) of the Landlord and Tenant Act 1985;
- Tested the arithmetical accuracy of the statement; and
- Agreed the amounts shown in the statement with the appropriate supporting schedules.

This certificate is made to Brentry Park Development Management Company Limited for issue with the statement in accordance with the Landlord and Tenant Act 1985, section 21. Our work has been undertaken to enable us to make this report to Brentry Park Development Management Company Limited and for no other purpose. To the fullest extent permitted to law, we do not accept or assume responsibility to anyone other than the Brentry Park Development Management Company Limited as a body for our work or for this report.

In accordance with normal practice when carrying out limited scope assignments, we have not subjected the amounts shown in the statement of account to checking or verification procedures except to the extent expressly stated above. In view of the purpose for which this statement has been prepared, we did not form any opinion as to the reasonableness of the cost or payments, or the standard of services or works provided. The above procedures do not, therefore, constitute an examination made in accordance with generally accepted auditing standards, the object of which would be the expression of an opinion on the truth and fairness of the statement.

Report of Factual Findings

No exceptions were noted from our performance of the procedures set out in the guidance issued by the Institute of Chartered Accountants.

Roberts & Co
Chartered Accountants
24 High Street
Chipping Sodbury
Bristol
BS37 6AH

27 September 2014

ACCOUNTANTS CERTIFICATE UNDER THE LANDLORD AND TENANT ACT 1985, SECTION 21 TO
MANAGING AGENT AND LEASHOLDERS ON THE REGULAR STATEMENT OF ACCOUNT FOR
ROYAL VICTORIA PARK ESTATE

Managing Agents Declaration

The statement has been prepared in accordance with the requirements of the Landlord and Tenant Act 1985, section 21.

We approve the statement and confirm we have made available all information necessary for its preparation.

Signed and approved by Brentry Park Development Management Company Limited.

M Canwell - Director

Date: 27 September 2014

Trading and Profit & Loss Account
for the Year Ended 31 December 2013

	£	£	P/E 31/12/2012 £
Income			
Service Charge Receivable		13,436	12,084
Certificate Fees		360	300
		<u>13,796</u>	<u>12,384</u>
Expenditure			
Director Remuneration	-		-
Land Registry searches	74		36
Landscaping & Gardening Costs	2,632		3,816
Postage, Printing & Stationery	460		616
Insurance	501		199
Sundry Expenses	91		109
Computer Expenses	-		29
Bank Charges & Interest	38		419
Company Formation Costs	-		19
Legal & Professional Fees	-		1,889
Accountancy Fees	990		900
		<u>(4,786)</u>	<u>(8,032)</u>
		9,010	4,352
Other Income			
Bank Interest Received		-	-
Net Surplus for the Period before Taxation		<u>9,010</u>	<u>4,352</u>
Taxation		-	-
Net Surplus for the Period after Taxation		<u>9,010</u>	<u>4,352</u>
Dividends		-	-
Surplus for the Year		<u>£ 9,010</u>	<u>£ 4,352</u>

Royal Victoria Park EstateBalance Sheet as at 31 December 2013

	Notes	£	£	P/E 31/12/12 £
Fixed Assets				
Tangible Fixed Assets			-	-
Current Assets				
Trade Debtors		-		-
Prepayments		-		-
Bank Account		17,514		6,208
		<u>17,514</u>		<u>6,208</u>
Creditors : amounts falling due within one year				
Trade Creditors	2	1,984		312
Accruals & Deferred Income	3	2,168		1,544
Corporation Tax		-		-
Directors Current Account		-		-
		<u>4,152</u>		<u>1,856</u>
Net Current Assets			13,362	4,352
			<u>£ 13,362</u>	<u>£ 4,352</u>
Capital & Reserves				
Retained service charges			13,362	4,352
			<u>£ 13,362</u>	<u>£ 4,352</u>

Royal Victoria Park EstateNotes to the accountsFor the year ended December 20131. Accounting Policies

The statement has been prepared on the accruals and prepayments basis, under the historical cost convention and (except where it is disclosed otherwise) according to Generally Accepted Accounting Practice in the United Kingdom

2. Trade Creditors

Gardening Services	544
Accountancy Services	1,440
	<u>£ 1,984</u>

3. Accruals & Deferred Income

Accountancy fees	£450
Residents fees received in advance	£206
Other Creditors – fees paid in error	1,512
	<u>£ 2,168</u>