

**ROYAL VICTORIA PARK ESTATE**

**REGULAR STATEMENT OF ACCOUNTS  
(THE LANDLORD AND TENANT ACT 1985, SECTION 21)  
FOR THE YEAR ENDED 31 DECEMBER 2009**

**FOUR FIFTY PARTNERSHIP**

**34 BOULEVARD**

**WESTON-SUPER-MARE**

**SOMERSET**

**BS23 1NF**

# ROYAL VICTORIA PARK ESTATE

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**ACCOUNTANTS' CERTIFICATE  
UNDER THE LANDLORD AND TENANT ACT 1985, SECTION 21 TO MANAGING  
AGENT AND LEASEHOLDERS 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 (HML Andertons) 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 for the year ended 31 December 2009 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 HML Andertons 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 HML Andertons and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the HML Andertons 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 costs 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.

*four fifty partnership*  
Date ..... 31/3/2010

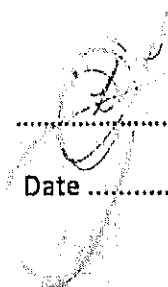
four fifty partnership  
Chartered Accountants  
34 Boulevard  
Weston-super-Mare  
Somerset  
BS23 1NF

**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 HML Andertons (Managing Agent)

  
Date ..... 31/3/2010

**ROYAL VICTORIA PARK ESTATE**

**BALANCE SHEET**

**AS AT 31 DECEMBER 2009**

<b>NOTES</b>		<b>2009</b>	<b>2008</b>
		<b>£</b>	<b>£</b>
	<b>CURRENT ASSETS</b>		
<b>2</b>	Debtors and prepayments	8,522	8,021
	Bank accounts	<u>1,120</u>	<u>2,864</u>
		9,642	10,885
	<b>CURRENT LIABILITIES</b>		
<b>3</b>	Creditors and accruals	<u>7,475</u>	<u>4,478</u>
		<u>2,167</u>	<u>6,407</u>
	<b>GENERAL RESERVES:</b>		
	Retained service charges	6,407	3,178
	(Deficit)/surplus service charges for the year	<u>(4,240)</u>	<u>3,229</u>
		<u>2,167</u>	<u>6,407</u>

# ROYAL VICTORIA PARK ESTATE

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2009

### 1 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.

	2009	2008
	£	£
<b>2 DEBTORS AND PREPAYMENTS</b>		
Prepaid postage	464	399
Prepaid insurance	303	-
Late payment fees	3,017	-
Service charges due	<u>4,738</u>	<u>7,622</u>
	<u>8,522</u>	<u>8,021</u>
<b>3 CREDITORS AND ACCRUALS</b>		
Landscaping	666	167
Debt collection fees	420	-
Light and heat	630	-
Water rates	30	-
Management fees	3,906	3,840
Grovetwood	1,341	-
Accountancy	<u>482</u>	<u>471</u>
	<u>7,475</u>	<u>4,478</u>

**ROYAL VICTORIA PARK ESTATE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2009**

	2009	2009	2008
	£	Budget	£
		£	
<b>INCOME</b>			
Service charges	13,577	14,078	17,190
Interest received	<u>-</u>	<u>-</u>	<u>19</u>
	13,577	14,078	17,209
<b>EXPENSES</b>			
Insurance	31	350	-
Landscaping	2,010	1,528	2,189
Repairs and maintenance	425	-	-
Signage	651	-	-
Refuse collection	-	-	105
Pest control	-	100	-
Light and heat	1,625	-	-
Water rates	98	-	-
Health and safety inspection	230	-	-
Debt collection fees	245	-	-
Management fees	10,300	10,300	10,521
Sundry expenses	135	1,500	294
Postage	1,512	-	400
Bank charges	73	-	-
Accountancy	<u>482</u>	<u>300</u>	<u>471</u>
	<u>17,817</u>	<u>14,078</u>	<u>13,980</u>
<b>(DEFICIT)/SURPLUS FOR THE YEAR</b>	<u>(4,240)</u>	<u>-</u>	<u>3,229</u>