

SERVICE CHARGE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
ORMSBY (FREEHOLD) LIMITED
Ormsby, Grange Road, Sutton, Surrey, SM2 6TH

**ORMSBY (FREEHOLD) LIMITED
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FOR THE YEAR ENDED 31 MARCH 2022**

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**ORMSBY (FREEHOLD) LIMITED
REPORT OF FACTUAL FINDING TO THE DIRECTORS OF ORMSBY (FREEHOLD) LIMITED FOR THE
YEAR ENDED 31 MARCH 2022**

You have stated that an audit of the service charge accounts in accordance with International Standards on Auditing is not required under the terms of the leases for Ormsby, Grange Road, Sutton, Surrey, SM2 6TH. In accordance with our engagement letter, we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts set out on pages 1 to 4 in respect of Ormsby, Grange Road, Sutton, Surrey, SM2 6TH for the year ended 31 March 2022 in order to provide a report of factual findings about the service charge accounts that you have issued.

Basis of report

Our work was carried out having regard to Tech 03/11 Residential service charge accounts published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

1. We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the Resident Management Company;
2. We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
3. We checked whether the balance of service charge monies for this property shown on page 3 of the service charge accounts agreed or reconciled to the bank statement(s) for the account(s) in which the funds are held.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagement, we do not express any assurance on the service charge accounts other than in making the factual statements set out below.

Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Report of factual findings:

- (a) With respect to item 1 we found the figures in the statement of account to have been extracted correctly from the accounting records.
- (b) With respect to item 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.
- (c) With respect to item 3 we found that the balance of service charge monies shown on page 4 of the service charge accounts agrees or reconciles to the bank statement for the account(s) in which the funds are held.

FLB Accountants LLP

Chartered Accountants & Registered Auditors

Global House

1 Ashley Avenue

Epsom

Surrey

KT18 5FL

Date 14/07/2022

ORMSBY (FREEHOLD) LIMITED
SERVICE CHARGE INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022

	Year ended 2022 £	Year ended 2021 £
Note		
Income		
Service charges	38,880	38,930
Freeholder income	910	567
Other income	429	47
	<u>40,219</u>	<u>39,544</u>
Total income		
	<u>40,219</u>	<u>39,544</u>
Expenditure		
Cleaning and garden maintenance	21,194	22,226
Repairs and maintenance	9,554	12,946
Water rates	21	12
Electricity	378	1,170
Insurance	4,000	3,986
	<u>35,147</u>	<u>40,340</u>
Administrative expenses		
Accountancy	892	901
Company expenses	174	137
Printing, postage and stationery	27	195
Subscriptions	-	138
	<u>1,093</u>	<u>1,371</u>
Total expenditure	36,240	41,711
	<u>3,979</u>	<u>(2,167)</u>
Surplus/ (Deficit)		
	<u>3,979</u>	<u>(2,167)</u>
Surplus brought forward	19,832	21,999
	<u>23,811</u>	<u>19,832</u>
Surplus carried forward		
	<u>23,811</u>	<u>19,832</u>

ORMSBY (FREEHOLD) LIMITED
SERVICE CHARGE BALANCE SHEET
AS AT 31 MARCH 2022

		Year ended 2022	Year ended 2021
		£	£
	Notes		
ASSETS			
Sundry debtors and prepayments		2,608	2,239
Cash at bank	4	<u>42,509</u>	<u>38,710</u>
Total assets		45,117	40,949
LIABILITIES			
Service charge paid in advance by lessees		20,175	19,613
Sundry creditors and accruals		1,035	1,408
Amount due to Resident Management Company - Ormsby (Freehold) Limited		<u>96</u>	<u>96</u>
Total liabilities		21,306	21,117
Net assets		<u>23,811</u>	<u>19,832</u>
RESERVES			
General reserve	6	<u>23,811</u>	<u>19,832</u>
		<u>23,811</u>	<u>19,832</u>

This statement of account was approved by the Resident Management Company (Ormsby Freehold Limited) on 14/7/2022 | 14:04 BST and signed on its behalf by:

DocuSigned by:

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 R SLEE
 Director

ORMSBY (FREEHOLD) LIMITED
NOTES TO THE SERVICE CHARGE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

1 ACCOUNTING POLICIES

The accounts are prepared in accordance with the provisions of the lease and on the accruals basis.

2 LEASEHOLDERS RIGHTS AND OBLIGATIONS

A summary of leaseholders rights and obligations must by law accompany a demand for service charges, and is available from the managing agents.

3 COMPANY EXPENSES

	2022	2021
	£	£
Companies House - filing fee	13	13
Directors liability insurance	161	124
	<hr/>	<hr/>
	174	137
	<hr/> <hr/>	<hr/> <hr/>

4 BANK ACCOUNT

Service charge money was held in a trust designated client account with Metro Bank Plc under the title Ormsby (Freehold) Limited.

5 RESERVE FUNDS

The general reserve has been established to meet the cost of large, non regular repair and maintenance work.

6 GENERAL RESERVE

	2022	2021
	£	£
Balance brought forward	19,832	21,999
Transfer from Income and Expenditure account	3,979	(2,167)
	<hr/>	<hr/>
Balance carried forward	23,811	19,832
	<hr/> <hr/>	<hr/> <hr/>

ORMSBY (FREEHOLD) LIMITED
SCHEDULE TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

	£
DEBTORS	
Prepayments	
Insurance	2,608
	<u>2,608</u>
CREDITORS	
Service charges received in advance	20,175
Sundry creditors and accruals	
Electricity	144
Independent Accountants fee	892
	<u>1,035</u>
REPAIRS AND RENEWALS	
Roofing / Scaffolding	2,400
General Maintenance	1,314
Water Damage	3,912
Electrical	1,928
	<u>9,554</u>
CLEANING AND GARDEN MAINTENANCE	
Cleaning	3,600
Gardening and lawn treatment	16,082
Windows	1,512
	<u>21,194</u>