

Registration number: 01703627

Ruskin Court Residents Limited

Service Charge Statement of Account

for the Year Ended 31 December 2016

Morton Baxter Associates Limited
3 Slaters Court
Princess Street
Knutsford
Cheshire
WA16 6BW

Ruskin Court Residents Limited
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Ruskin Court Residents Limited

Letter of Representation from Managing Agent to Accountant

We have determined that an audit of the service charge accounts in accordance with international standards on auditing is not required under the terms of the lease for Ruskin Court Residents Limited.

We are responsible for preparing service charge information as set out in the accounts of Ruskin Court Residents Limited for the period ended 31 December 2016.

We are responsible for ensuring that the financial management of the service charges is sound and that there is an effective system of internal control which facilitates the proper use of the service charges and which includes arrangements for good management of the building and all communal grounds for which we have responsibility in accordance with the terms of the lease.

No leaseholder has made a request for a written summary of relevant costs in relation to the service charges payable or demanded as payable in the period in accordance with Section 21 of the Landlord and Tenant Act 1985.

We confirm that all relevant costs included as expenditure in the service charge information, including any payments to reserve funds, is a proper charge to the property and is in accordance with the underlying leases. Where necessary we have complied with the provisions of section 20 of the Landlord and Tenant Act 1985 in relation to long-term expenditure and major works as defined by the legislation.

All expenditure included in the service charge information is a proper charge to the property and is in accordance with underlying leases.

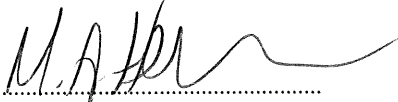
Where necessary, the allocation of relevant expenditure across the various service charge sectors including that relating to the above property is in accordance with the lease.

All the accounting records have been made available to you for the purpose of your engagement and all the transactions relating to service charges have been properly reflected and recorded in the accounting records. Any significant matters of which we consider you ought to be aware have been brought to your attention.

The charge to the reserve fund is in accordance with the provisions of the leases and the amounts have been accurately reflected in the reserve fund (where applicable) included as part of the service charge statement of relevant costs.

All service charge monies are held separately in trust in accordance with section 42 of the Landlord and Tenant Act 1987 in designated accounts and the balances reconciled to the fund balances shown in the statement of account.

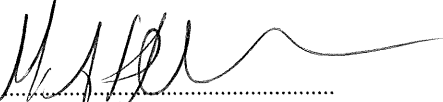
We confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience (and, where appropriate, of inspection of supporting documentation) sufficient to satisfy ourselves that we can make the above representations to you.


.....
HML Guthrie - Managing Agents

Date: 27/9/2017

MANAGING AGENTS' DECLARATION

We approve the attached summary of costs.


.....
HML Guthrie - Managing Agents

Date: 27/9/2017

**Independent Accountants' Report to the Board of Directors on the Preparation of the
Service Charge Accounts of Ruskin Court Residents Limited
for the Year Ended 31 December 2016**

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 lease for Ruskin Court Residents Limited. 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 3 to 5 in respect of Ruskin Court Residents Limited for the year ended 31 December 2016 in order to provide a report of factual findings about the service charge accounts that you have issued.

This report is made to the landlord for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the Landlord and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Landlord for our work for this report.

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 landlord.
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 Ruskin Court Residents Limited shown in the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedures do not constitute an audit or a review of the financial statements in accordance with International Standards on Auditing (UK & 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 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 in the service charge accounts agrees or reconciles to the bank statement for the accounts in which the funds are held.



Morton Baxter Associates Limited
3 Slaters Court
Princess Street
Knutsford
Cheshire
WA16 6BW

Date: 27/09/2017

Ruskin Court Residents Limited
Income & Expenditure Account for the Year Ended 31 December 2016

APARTMENTS

Note	2016 Actual £	2016 Budget £	2015 Actual £
Income relating to period			
Service charges	4,045	4,528	3,742
Total income receivable	<u>4,045</u>	<u>4,528</u>	<u>3,742</u>
Repairs & maintenance			
Cleaning	936	936	936
Window cleaning	385	385	275
General maintenance	124	500	331
Electrical repairs	-	300	129
Utilities			
Electricity	211	180	271
Professional fees			
Fixed management fees	840	840	570
Other management fees	34	32	-
Fire risk and health & safety costs	-	133	-
Insurance			
Insurance - buildings	1,308	1,222	1,382
Total Expenditure	<u>3,838</u>	<u>4,528</u>	<u>3,894</u>
Surplus/(Deficit) for the year	<u>207</u>	<u>-</u>	<u>(152)</u>
Transfer (to)/from reserves	<u>(207)</u>	<u>-</u>	<u>152</u>
Surplus at end of accounting period	<u>-</u>	<u>-</u>	<u>-</u>

Ruskin Court Residents Limited
Income & Expenditure Account for the Year Ended 31 December 2016

..... *continued*

<u>ESTATE</u>			
Note	2016 Actual £	2016 Budget £	2015 Actual £
Income relating to period			
Service charges	4,320	4,320	4,299
Total income receivable	<u>4,320</u>	<u>4,320</u>	<u>4,299</u>
Repairs & maintenance			
General maintenance	-	500	-
Car park - general maintenance	510	510	-
Grounds maintenance			
Gardening	1,017	1,017	1,017
Professional fees			
Fixed management fees	840	840	1,295
Other management fees	-	-	26
Accountancy fees	456	456	456
Other professional fees	300	300	225
Fire risk and health & safety costs	-	122	-
Insurance			
Insurance - other	267	273	260
Insurance - public liability	169	170	124
General expenses			
Sundry expenses	30	32	190
Printing, postage and stationery	95	100	-
Total Expenditure	<u>3,684</u>	<u>4,320</u>	<u>3,593</u>
Surplus for the year	<u>636</u>	<u>-</u>	<u>706</u>
Transfer (to)/from reserves	<u>(636)</u>	<u>-</u>	<u>(706)</u>
Surplus at end of accounting period	<u>-</u>	<u>-</u>	<u>-</u>

Ruskin Court Residents Limited
Reserve Funds for the Year Ended 31 December 2016

APARTMENTS

	Retained I & E fund £	Service charge general £
Balance brought forward	9,886	1,298
Charge raised	-	905
Bank interest received	-	2
Expenditure incurred	-	-
Bank charges incurred	-	-
Transfer from/(to) I & E account	207	-
Transfer from/(to) other reserve	-	-
	<hr/>	<hr/>
Balance carried forward	<u>10,093</u>	<u>2,205</u>

ESTATE

	Retained I & E fund £	Service charge general £
Balance brought forward	8,162	21
Charge raised	-	10
Bank interest received	-	-
Expenditure incurred	(3,200)	-
Bank charges incurred	-	-
Transfer from/(to) I & E account	636	-
Transfer from/(to) other reserve	-	-
	<hr/>	<hr/>
Balance carried forward	<u>5,598</u>	<u>31</u>

Ruskin Court Residents Limited
Balance Sheet at 31 December 2016

	Note	2016 £	2015 £
Assets			
Service charges owed by tenants		3,967	4,125
Prepayments	2	388	377
Cash at bank and in hand		22,097	20,485
		26,452	24,987
Liabilities			
Service charges in advance		4,680	4,680
Accruals	3	534	561
Other creditors		2,998	-
Trade creditors		313	379
		8,525	5,620
Net assets		17,927	19,367
Represented by the following reserves:			
Apartments			
Retained income & expenditure fund		10,093	9,886
Service charge general reserve fund		2,205	1,298
Estate			
Retained income & expenditure fund		5,598	8,162
Service charge general reserve fund		31	21
		17,927	19,367

Ruskin Court Residents Limited
Notes to the Financial Statements for the Year Ended 31 December 2016

1 Accounting policies

The statement of account has been prepared in accordance with the provisions of the lease and 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 Prepayments

	2016 £	2015 £
Insurance - buildings	200	191
Insurance - other	67	65
Insurance - public liability	43	41
Other professional fees	75	75
Other management fees	3	5
	<u>388</u>	<u>377</u>

3 Accruals

	2016 £	2015 £
Accountancy fee	456	456
Cleaning	78	-
Postage	-	90
Electricity	-	15
	<u>534</u>	<u>561</u>

4 Related company transactions

In addition to the management fees shown in the income and expenditure account the following HML companies have provided services that have been charged for separately:

Alexander Bonhill Limited
HML Company Secretarial Services

5 Disclosure of client bank accounts

Service charge funds are held in the name of Ruskin Court/Estate SC/RF and held at:

Barclays Bank PLC
Level 28
1 Churchill Place
London
E14 5HP

Ruskin Court Residents Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

..... *continued*

6 Disclosure of bank movements

	2016
	£
Balance brought forward	20,485
Monies received into bank in financial year	9,762
Monies expended from bank in financial year	<u>(8,150)</u>
Balance carried forward	<u><u>22,097</u></u>