

The Parks
For the year ended 30 June 2018

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Accountant's report of financial statements to the members of The Parks

You have asked that an audit of the financial statements be conducted in accordance with International Standards on Auditing (ISA) issued under the terms of the Memorandum of Understanding.

In accordance with our engagement letter dated 10 October 2017, we have performed the audit in accordance with the ISA and issued our audit report on the financial statements on 20 July 2018. In order to provide a report of financial statements to the members of The Parks for the year ended 30 June 2018.

This report is made to the members of The Parks for the year ended 30 June 2018 in accordance with the ISA.

THE PARKS (ILFORD) MANAGEMENT

Blackthorn Road, Cedar Close and Lawson Close, Ilford Essex

Service Charge Accounts

For the year ended 30 June 2018

1. The financial statements for the year ended 30 June 2018 are prepared in accordance with the accounting policies set out in the financial statements. The accounting policies are set out in the financial statements. The financial statements are prepared in accordance with the accounting policies set out in the financial statements.

2. The financial statements are prepared in accordance with the accounting policies set out in the financial statements. The financial statements are prepared in accordance with the accounting policies set out in the financial statements.

3. The financial statements are prepared in accordance with the accounting policies set out in the financial statements. The financial statements are prepared in accordance with the accounting policies set out in the financial statements.

- Report of financial statements
- (a) We report to you that we have audited the financial statements for the year ended 30 June 2018 in accordance with the ISA and issued our audit report on 20 July 2018.
 - (b) We report to you that we have audited the financial statements for the year ended 30 June 2018 in accordance with the ISA and issued our audit report on 20 July 2018.
 - (c) We report to you that we have audited the financial statements for the year ended 30 June 2018 in accordance with the ISA and issued our audit report on 20 July 2018.

NON LEADS HOME LIMITED
REGISTERED ACCOUNTANTS
Emperor's Gate
114a Cromwell Road
Kensington
London W8 4AG

BGM Lewis Hickie Limited
Chartered Accountants
Emperor's Gate
114a Cromwell Road
Kensington
London SW7 4AG

Accountant's report of factual findings to the landlord of The Parks

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 Carlyle Mansions.

In accordance with our engagement letter dated 18 October 2018, we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts set out on pages 2 to 5 in respect of The Parks for the year ended 30 June 2018 in order to provide a report of factual findings about the service charge accounts 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 the guidance in 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 this property shown on page 3 of 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 either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, 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 3 of the service charge accounts agrees or reconciles to the bank statement for the accounts in which the funds are held.

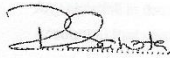
BGM Lewis Hickie Limited

BGM LEWIS HICKIE LIMITED
CHARTERED ACCOUNTANTS
Emperor's Gate
114a Cromwell Road
Kensington
London SW7 4AG

Dated: *20 December 2018*

	Notes	2018 £	2017 £
Assets			
Amounts recoverable from Lessees			
Debtors		9,025	-
Cash at bank	3	125,246	120,328
	4	<u>76,184</u>	<u>80,003</u>
		210,455	200,331
Liabilities			
	5	<u>(115,178)</u>	<u>(115,124)</u>
Net Assets		<u>95,277</u>	<u>85,207</u>
RESERVES:			
Reserve Fund	6	<u>95,277</u>	<u>85,207</u>

This statement of account was approved by JPW Real Estate on 20/12/2018
 and signed by on behalf of JPW Real Estate



6 Reserve Fund	2018	2017
	£	£
Balance brought forward	85,207	27,438
Reserve Fund Provision	5,000	5,000
Reserve Fund Roofing Provision	5,000	5,000
Transfer from Service Charge	-	47,757
Interest Received	70	12
Less Expenditure:	-	-
Balance carried forward	<u>95,277</u>	<u>85,207</u>

The Reserve Fund has been established to meet the cost of large, non regular repair and maintenance work. The present level of the fund may prove insufficient, given the substantial costs which could be incurred and the uncertainty as to when further such costs may arise.

Any shortfall in these funds resulting from expenditure incurred will be charged to the Income and Expenditure Account in that year.