

**MERSEA HOMES LTD & COUNTRYSIDE PROPERTIES (UK) LTD**

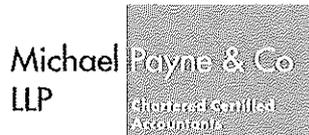
**CHESTERWELL  
COLCHESTER, ESSEX**

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**SERVICE CHARGE STATEMENT OF ACCOUNT**

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**FOR THE YEAR ENDED 31ST MARCH 2023**



**Chartered Certified Accountants  
Windsor House  
103 Whitehall Road  
Colchester  
Essex  
CO2 8HA**

**CHESTERWELL  
COLCHESTER, ESSEX  
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FOR THE PERIOD 1ST APRIL 2022 TO 31ST MARCH 2023**

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CHESTERWELL  
COLCHESTER, ESSEX  
SERVICE CHARGE INCOME & EXPENDITURE ACCOUNT  
FOR THE PERIOD 1ST APRIL 2022 TO 31ST MARCH 2023

	2022/23 Actual £	2021/22 Actual £	Variance £
<b><u>INCOME</u></b>			
Annual Amenity Charges	110,284	87,532	22,752
<b>TOTAL INCOME</b>	<b>110,284</b>	<b>87,532</b>	<b>22,752</b>
<b><u>EXPENDITURE</u></b>			
Management Fees	5,491	4,733	758
S/C Accounts Fee	480	432	48
Postage	51	0	51
Landscape Maintenance Works	86,859	67,793	19,066
Tree Watering	1,800	0	1,800
Public Liability Insurance	334	304	30
Interest From Bank	(91)	(4)	(87)
<b>TOTAL EXPENDITURE</b>	<b>94,924</b>	<b>73,258</b>	<b>21,666</b>
<b>SURPLUS / (DEFICIT)</b>	<b>15,360</b>	<b>14,274</b>	<b>1,086</b>

CHESTERWELL  
COLCHESTER, ESSEX  
BALANCE SHEET  
AS AT 31ST MARCH 2023

NOTES	2023		2022	
	£	£	£	£
<b>ASSETS</b>				
Annual Amenity Charges in Arrears		24,613		5,982
Prepayments	2.	115		104
Accrued Income		0		117
Other Debtors		0		0
Amenity Charge Bank Account	3.	13,092		21,356
Receipts Held on Clients Account		200		106
		38,020		27,665
<b>LESS LIABILITIES</b>				
Creditors	4.	(20,122)		0
Annual Amenity Charges in Advance		(311)		(2,453)
Other Creditors		(1,747)		(495)
2021 Surplus		0		0
2022 Surplus		0		(14,274)
2023 Surplus		(15,360)		0
Accruals	4.	(480)		(10,443)
		(38,020)		(27,665)
<b>NET ASSETS</b>		0		0
<b>RESERVE FUND</b>		0		0

We approve the financial information which comprises the service charge Income and Expenditure account, the Balance Sheet and related notes on Pages 1 - 3. We acknowledge our responsibility for the financial information, including the appropriateness of the accounting basis, and providing Michael Payne & Co LLP with the information and explanations necessary for its compilation in accordance with the terms of the lease.

PMS Managing Estates Ltd  
PMS Managing Estates Ltd

29.06.2023  
Date

CHESTERWELL  
COLCHESTER, ESSEX  
MANAGING AGENTS NOTES TO THE SERVICE CHARGE ACCOUNTS  
FOR THE PERIOD 1ST APRIL 2022 TO 31ST MARCH 2023

1. **Accounting Policies**

The accounts are prepared on an accruals basis.

2. **Prepayments**

This figure is the value of pre-paid public liability insurance.

3. **Amenity Charge Bank Account**

Service Charge money was held in trust in accordance with Section 42, Landlord and Tenant Act 1987, at National Westminster Bank PLC, 100 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9GN, under the title PMS Managing Estates Limited Client Account/Chesterwell Colchester - Service Charge. This account is an interest bearing account and requires no notice period on withdrawal of client funds.

4. **Creditors and Accruals**

	£
<b>Creditors</b>	
PMS Managing Estates Ltd	52
GA Cock and Sons	20,070
	<hr/>
	<b>20,122</b>
	£
<b>Accruals</b>	
S/C Accounts Fee	480
	<hr/>
	<b>480</b>

5. **Annual Declaration**

PMS Managing Estates Limited has received income in relation to the service charge for Chesterwell, Colchester, Essex for the period of the 01/04/2022 to the 31/03/2023 for handling insurance activities.

**PMS MANAGING ESTATES LTD  
ACCOUNTANTS REPORT OF THE FACTUAL FINDINGS TO THE MANAGING AGENT OF  
CHESTERWELL, COLCHESTER, ESSEX  
FOR THE YEAR ENDED 31ST MARCH 2023**

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/TP1 for the above property. 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 3 in respect of the above property for the year ended 31st March 2023 in order to provide a report of the factual findings about the service charge accounts that you have issued.

This report is made to you 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 you and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than you for our work or for this report.

Our work was carried out having regard to [TECH 03/11 16] 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 yourself;
- 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 2 of the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

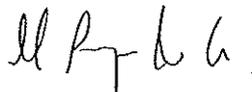
Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements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

- With respect to item 1 we found that the figures in the statement of account have been extracted correctly from the accounting records.
- 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.
- With respect to item 3 we found that the balance of service charge monies shown on page 2 of the service charge accounts agrees or reconciles to the bank statements for the account in which the funds are held.

MICHAEL PAYNE & CO LLP  
Chartered Certified Accountants  
Windsor House  
103 Whitehall Road  
Colchester  
Essex  
CO2 8HA



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Signed

12th June 2023

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Date