

Dettingen Park Trust and Management Scheme
Accounts for the year to 28th February 2010

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Dettingen Park Trust and Management Scheme

Accounts for the year to 28th February 2010

Statement of affairs as at 28th February 2010

Service Charge Debtors		5,379.03
Sundry Debtors and Prepayments		17,091.90
Deficit for the year to be recovered		878.81
Bank Account		46,284.86
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		69,634.60
Creditors and accrued expenses	18,689.34	
		18,689.34
Net funds at 28th February 2010		50,945.26
Represented by :-		
Reserve funds for longer term maintenance (Note 3)		50,945.26

Independent Auditors' Report on Service Charge Statement
Report of the auditors to OM Property Management, Managing Agents of
Dettingen Park Trust and Management Scheme

In accordance with our engagement letter, we have examined the service charge statement set out on pages 3 to 5 in respect of Dettingen Park Trust and Management Scheme for the year ended 28th February 2010 together with the books and records maintained by the managing agent, OM Property Management in so far as they relate to Dettingen Park Trust and Management Scheme.

Under the terms of this engagement, we were not required to, and did not, form any opinion as to either the reasonableness of the costs included within the service charge statements or the standard of the service or works provided.

Our report has been prepared pursuant to the terms of our engagement letter with OM Property Management and for no other purpose. No person is entitled to rely on this report unless such a person is a person entitled to rely upon this report by virtue of our engagement letter or has been expressly authorised to do so by our prior written consent. Save as above, we do not accept responsibility for this report to any other persons or for any purpose and we hereby expressly disclaim any and such liability.

Respective responsibilities of the Landlord and auditors

Under the Landlord and Tenant Act 1985, the Landlord is responsible for the preparation of this service charge statement in respect of the costs in respect of Dettingen Park Trust and Management Scheme. The Managing Agent has undertaken responsibility for the preparation of the service charge statement on behalf of the Landlord. It is our responsibility to form an independent opinion, based on our examination, on the service charge account and to report our opinion exclusively to the Managing Agent.

Basis of opinion

Our work included examination, on a test basis, of evidence relevant to the amounts included in the statement and their disclosure. It also included an assessment of the significant estimates and judgements made by the Managing Agent in the preparation of the service charge statement.

We planned and performed our examination so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the service charge statement is a fair summary of the costs relating to Dettingen Park Trust and Management Scheme and is sufficiently supported by accounts, receipts and other documents which have been made available to us. In view of the purpose for which this service charge statement has been prepared, however, we did not evaluate the overall adequacy of the presentation of the information which would have been required if we were to express an audit opinion under International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board.

Opinion

In our opinion the service charge statement presents a fair summary of the income and expenditure for the year ended 28th February 2010 and is sufficiently supported by accounts, receipts and other documents and has been prepared in accordance with section 21 (5) of the Landlord and Tenant Act 1985.

John Needham & Co.
Sheffield Business Centre
71 Hitchin Road
Sheffield
Beds SG17 5JB

Chartered Accountants

Signed: _____

John Needham & Co.

Dated: _____

2nd September 2010

Dettingen Park Trust and Management Scheme

Accounts for the year to 28th February 2010

Summary of use of funds for the year to 28th February 2010

Service Charges Levied	135,462.12
Tenant Interest Charged	126.60
	135,588.72
Less: Expenditure (note 1)	136,467.53
Net Deficit at 28th February 2010	<u>(878.81)</u>

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 1		
Insurance	809.48	830.00
Electricity	3,287.32	4,000.00
Water & Sewerage Supply	659.62	1,000.00
Maintenance of Landscaped Areas	31,571.72	30,000.00
General Repairs	12,286.85	5,500.00
Insurance Excess	500.00	300.00
Playground Facilities	1,799.62	350.00
Plant & Machinery Maintenance	-	1,000.00
Bank Charges	48.00	50.00
Accountancy & Audit Fees	1,890.00	1,890.00
Legal & Professional Fees	915.00	75.00
Health & Safety Costs	1,040.81	-
	54,808.42	44,995.00
Management Fees	20,682.66	20,682.00
Contribution to Reserves	6,150.00	6,150.00
Total expenditure	81,641.08	71,827.00
Contribution from Reserve	8,562.76	
Net expenditure	73,078.32	

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2A		
Insurance	719.23	560.00
Electricity	125.35	180.00
Communal Area Cleaning	275.80	250.00
Maintenance of Landscaped Areas	217.87	250.00
Fire Equipment Maintenance	28.78	50.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	57.14	250.00
General Repairs	1,726.61	150.00
Health & Safety Costs	161.00	-
	3,311.78	1,790.00
Management Fees	225.07	225.00
Contribution to Reserves	1,360.00	1,360.00
Total expenditure	4,896.85	3,375.00
Contribution from Reserve	1,113.66	
Net expenditure	3,783.19	

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2B		
Insurance	2,471.72	1,750.00
Electricity	136.27	350.00
Communal Area Cleaning	563.17	550.00
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	57.57	100.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	114.28	400.00
General Repairs	519.63	700.00
Health & Safety Costs	161.00	-
	4,895.59	4,750.00
Management Fees	450.13	450.00
Contribution to Reserves	1,782.00	1,782.00
	-	-
Total expenditure	7,127.72	6,982.00

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2C		
Insurance	2,125.33	1,490.00
Electricity	249.63	260.00
Communal Area Cleaning	563.17	550.00
Refuse Bin Costs	105.00	-
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	57.57	100.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	114.28	400.00
General Repairs	1,285.78	600.00
Health & Safety Costs	161.00	-
	5,533.71	4,300.00
Management Fees	450.13	450.00
Contribution to Reserves	1,777.00	1,777.00
	7,760.84	6,527.00
Total expenditure	7,760.84	6,527.00
Contribution from Reserve	869.14	
Net expenditure	6,891.70	

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2D		
Insurance	6,027.09	3,880.00
Electricity	809.64	700.00
Communal Area Cleaning	1,053.66	1,300.00
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	105.54	200.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	209.52	750.00
General Repairs	709.73	600.00
Health & Safety Costs	161.00	-
	9,948.13	8,330.00
Management Fees	825.23	825.00
Contribution to Reserves	2,770.00	2,770.00
Total expenditure	13,543.36	11,925.00
Contribution from Reserve	1,559.06	
Net expenditure	11,984.30	

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2E		
Insurance	1,859.47	1,495.00
Electricity	211.53	250.00
Communal Area Cleaning	563.25	550.00
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	57.57	100.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	114.28	400.00
General Repairs	175.24	350.00
Health & Safety Costs	161.00	-
	4,014.29	4,045.00
Management Fees	450.13	450.00
Contribution to Reserves	1,777.00	1,777.00
	6,241.42	6,272.00
Total expenditure		
Expenditure		
Schedule 2F		
Insurance	1,858.19	1,490.00
Electricity	209.46	250.00
Communal Area Cleaning	563.17	550.00
Refuse Bin Costs	78.75	-
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	57.57	100.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	114.28	400.00
General Repairs	278.14	600.00
Health & Safety Costs	161.00	-
	4,192.51	4,290.00
Management Fees	450.13	450.00
Contribution to Reserves	1,727.00	1,727.00
	6,369.64	6,467.00
Total expenditure		

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2G		
Insurance	3,864.66	3,155.00
Electricity	214.65	300.00
Communal Area Cleaning	958.80	1,200.00
Refuse Bin Costs	131.25	-
Maintenance of Landscaped Areas	871.95	800.00
Fire Equipment Maintenance	455.90	200.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	190.49	400.00
General Repairs	281.86	600.00
Health & Safety Costs	161.00	-
	7,130.56	6,755.00
Management Fees	750.21	750.00
Contribution to Reserves	2,657.00	2,657.00
	10,537.77	10,162.00
Expenditure		
Schedule 2J		
Insurance	443.12	370.00
Electricity	53.26	150.00
Communal Area Cleaning	183.72	150.00
Maintenance of Landscaped Areas	217.87	250.00
Fire Equipment Maintenance	19.19	50.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	38.09	-
General Repairs	20.91	200.00
Health & Safety Costs	161.00	-
	1,137.16	1,270.00
Management Fees	150.04	151.00
Contribution to Reserves	1,107.00	1,107.00
	2,394.20	2,528.00

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 2K		
Insurance	443.12	370.00
Electricity	(336.99)	150.00
Communal Area Cleaning	183.68	150.00
Maintenance of Landscaped Areas	217.84	250.00
Fire Equipment Maintenance	19.19	50.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	38.09	-
General Repairs	11.75	200.00
Health & Safety Costs	161.00	-
	737.68	1,270.00
Management Fees	150.04	151.00
Contribution to Reserves	1,107.00	1,107.00
	1,994.72	2,528.00
Expenditure		
Schedule 3		
Insurance	1,347.36	1,490.00
General Repairs	600.98	200.00
Health & Safety Costs	161.00	-
	2,109.34	1,690.00
Contribution to Reserves	1,077.00	1,077.00
	3,186.34	2,767.00

Dettingen Park Trust and Management Scheme

Detailed expenditure account for the year to 28th February 2010

	Actual £	Annual Estimate £
Expenditure		
Schedule 4		
Insurance	717.48	560.00
Electricity	64.97	100.00
Fire Equipment Maintenance	28.78	50.00
Door Entry System Maintenance	-	100.00
Aerial System Maintenance	57.15	250.00
General Repairs	163.76	200.00
Health & Safety Costs	161.00	-
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	1,193.14	1,260.00
Management Fees	225.07	225.00
Contribution to Reserves	1,460.00	1,460.00
	<hr/>	
Total expenditure	2,878.21	2,945.00
		<hr/>
Total expenditure - all Schedules	136,467.53	134,305.00
	<hr/>	
Dettingen Park Total	136,467.53	

Dettingen Park Trust and Management Scheme
Notes to the Accounts for the year to 28th February 2010 (Cont d.)

1. Overall Net Deficit at 28th February 2010

The overall net deficit at 28th February 2010 will be recovered from or distributed to the residents in accordance with the terms contained within their leasehold agreement or first deed of transfer.

The overall net Surplus/Deficit may not be fully recovered or distributed to the residents due to plot percentages not exactly totalling 100%. The minor variance will be met from or transferred to the reserve fund in next year's accounts.

2. Transition

The accounts have been prepared on the basis of mutual trading status. Taxation has been accounted on interest received £148.94 at 20%.

3. Reserve Funds for Longer Term Maintenance

	Schedule 1	Schedule 2	Schedule 3	Schedule 4	Total
Balance brought forward	12,822.91	23,674.73	885.58	951.41	38,334.63
Provision for the year	6,150.00	16,064.00	1,077.00	1,460.00	24,751.00
Contribution from Reserves re prior year expenditure	(154.90)	0.00	0.00	0.00	(154.90)
Interest received (net of tax)	39.86	73.58	2.75	2.96	119.15
	18,837.86	39,812.31	1,965.34	2,414.37	63,049.88
Less Contribution from Reserves	(8,562.76)	(1,541.86)	0.00	0.00	(12,104.62)
Balance at 28th February 2010	10,275.10	38,270.45	1,965.34	2,414.37	52,945.26

The Reserve Fund allocation is set aside to provide a contribution only to the actual costs when incurred.

At that time any balance will be included in the service charge or collected as a special levy.

Whilst different items of expense are indicated, all the reserves in hand within a schedule will be available for any exceptional expenditure, subject to the timing and urgency of other future works.

4. Summary of Costs

A) Costs in respect of which no demand for payment was received during the year	£	10,998.50
B) Costs in respect of which a demand for payment was received but no payment made prior to the end of the year	£	6,920.74
C) Costs in respect of which a demand for payment was received and payment was made prior to the end of the year	£	105,901.91
D) Contribution to/(from) reserves	£	12,646.38
Total	£	136,467.53

5. Service and Product Suppliers

Peverel Group and OM Property Management occasionally have bulk buying/national supply agreements with certain suppliers to primarily provide competitive pricing for their customers. This may include insurance. Alongside these agreements there are also some cases where the supplier may contribute towards OM Property Management's administrative costs incurred in creating and maintaining the contract. Further information will be provided on written request, where applicable.

6. Fair Processing Notice

Appropriate information we hold may be shared with legal advisers, collection agents, service providers, contractors and others providing property management services to OM Property Management. Also those who are affected by the information we hold.

This information includes copy correspondence we receive from and send to others.

7. Insurance Cost

Included under insurance is a cost for £1461.08 for completing a valuation survey by an independent Chartered Surveyor.

8. Electricity Credit

The credit in schedule 2K is due to a final supplier invoice reflecting an actual reading where previous bills had been based on estimated figures.

9. Legal and Professional Fees

Included in the above cost head for schedule 1 are two solicitor invoices totalling £340 which relate to the solicitor acting on behalf of Peverel OM Limited in chasing tenants debts. As Peverel OM Limited have lost management of the scheme from 01/07/2010 and no judgement has yet to be received in either of these cases, these costs have been charged in the 2010 accounts. The remaining cost of £575 relates to a brick paving survey.

10. Schedule Apportionment

Schedule 1 - Estate Costs - Applicable to All Plots Equally
 Schedule 2A - Block 1 Costs - Applicable to Block 1 - 7-14 Brook Close On A Size Basis
 Schedule 2B - Block 2 Costs - Applicable to Block 2 - 1-6 Brook Close On A Size Basis
 Schedule 2C - Block 3 Costs - Applicable to Block 3 - 1-21 Suckle Down On A Size Basis
 Schedule 2D - Block 4 Costs - Applicable to Block 4 - 23-33 Suckle Down On A Size Basis
 Schedule 2E - Block 5 Costs - Applicable to Block 5 - 35-65 Suckle Down On A Size Basis
 Schedule 2F - Block 6 Costs - Applicable to Block 6 - 1-6 Drifters Drive On A Size Basis
 Schedule 2G - Block 7 Costs - Applicable to Block 7 - 7-16 Drifters Drive On A Size Basis
 Schedule 2J - Block 9 Costs - Applicable to Block 9 - 13-14 Strawberry Court On A Size Basis
 Schedule 2K - Block 10 Costs - Applicable to Block 10 - 15-28 Strawberry Court On A Size Basis
 Schedule 3 - Garage/Barn Costs - Applicable to All Garage & Barn Space Owners Equally
 Schedule 4 - Leasehold Mews Costs - Applicable to Plots 136-138 On A Size Basis

Exford OMI Limited
 Accounts for the year ended 26th February 2019

Schedule/Adjustments	1,713.55	49.02	2,049.34	1,077.12	167.90	2,114.62	72.42
30179100064 16 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100065 17 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100066 18 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100067 19 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100068 20 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100069 21 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100070 22 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100071 23 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100072 24 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100073 25 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100074 26 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100075 27 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100076 28 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100077 29 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100078 30 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100079 31 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100080 32 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100081 33 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100082 34 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100083 35 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100084 36 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100085 37 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100086 38 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100087 1 Swedeman's Clp			284.97	260.14	110.42	390.56	4.83
30179100088 2 Swedeman's Clp			284.97	260.14	110.42	390.56	4.83
30179100089 3 Swedeman's Clp			284.97	260.14	110.42	390.56	4.83
30179100090 4 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100091 5 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100092 6 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100093 7 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100094 8 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100095 9 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100096 10 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100097 11 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100098 12 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100099 13 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100100 14 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100101 15 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100102 16 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100103 17 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100104 18 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100105 19 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100106 20 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100107 21 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100108 22 Drivers Drive			284.97	260.14	110.42	390.56	4.83
30179100109 1 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100110 2 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100111 3 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100112 4 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100113 5 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100114 6 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100115 7 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100116 8 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100117 9 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100118 10 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100119 11 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100120 12 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100121 13 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100122 14 Swedeman's Res			284.97	260.14	110.42	390.56	4.83
30179100123 15 Swedeman's Res			284.97	260.14	110.42	390.56	4.83

