



Westlea Rise

Service Charge Accounts

For The Year Ended 31 January 2025

jwHinks
CHARTERED ACCOUNTANTS

19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Westlea Rise
Service Charge Accounts
for the year ended 31 January 2025

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Westlea Rise
For the Year ended 31 January 2025
Independent Accountants Report of Factual Findings

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 freehold documents for Westlea Rise. In accordance with our engagement letter dated 19 April 2023, we have performed the procedures agreed with you and enumerated below with respect of the service charge accounts set out on pages 2 to 4 in respect of Westlea Rise for the period ended 31 January 2025 in order to provide a report of factual findings about the service charge accounts that you have issued.

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

Basis of the report

Our work was carried out having regard to 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:

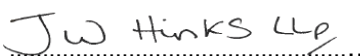
1. We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the Freeholder;
2. We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation 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 of 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.



J W Hinks LLP
Chartered Accountants
19 Highfield Road
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Birmingham
B15 3BH

Westlea Rise

Income and Expenditure Account for the Year Ended 31 January 2025

Prior Year (£)		Actual (£)	Budget (£)
	Income		
10,836.00	Service Charge Income	13,392.40	13,392.00
<u>10,836.00</u>	Total Income	<u>13,392.40</u>	<u>13,392.00</u>
	Expenditure		
	S1 Schedule		
671.38	Insurance Public Liability	517.26	450.00
241.98	Insurance D & O	200.28	215.00
5,768.38	Grounds Maintenance	5,129.94	7,503.00
-	General Maintenance	212.71	570.00
3,150.00	Management Fees	3,150.00	3,150.00
264.00	Accounts Preparation Fee	-	-
230.00	Audit/Accounts Certification Fee	378.00	624.00
564.00	Company Secretarial Fees	594.00	530.00
324.00	H&S and Risk Assessments	-	350.00
<u>11,213.74</u>	Total Expenditure S1 Schedule	<u>10,182.19</u>	<u>13,392.00</u>
<u>150.00</u>	Contribution to Reserve	<u>-</u>	<u>-</u>
<u>11,363.74</u>	Total Expenditure All Schedules	<u>10,182.19</u>	<u>13,392.00</u>
<u>(527.74)</u>	Surplus / (Deficit) - Westlea Rise	<u>3,210.21</u>	<u>-</u>

**Westlea Rise
Balance Sheet as at 31 January 2025**

Prior Year (£)

Current Year (£)

Assets		
2,703.46	Customer Debtors - Service Charge	3,322.26
1,264.13	Prepayments	692.89
480.67	All other Debtors	480.67
<u>3,849.08</u>	Cash At Bank	<u>5,275.78</u>
<u>8,297.34</u>	Total Assets	<u>9,771.60</u>
Liabilities		
1,859.06	Customer Creditors - Service Charge	3,376.38
-	Surplus for the Period	3,210.21
1,678.84	Supplier Creditors	-
1,812.00	Accruals	2,112.00
<u>550.10</u>	All other Creditors	<u>559.98</u>
<u>5,900.00</u>	Total Liabilities	<u>9,258.57</u>
<u>2,397.34</u>	Net Assets / Liabilities	<u>513.03</u>
<u>2,397.34</u>	Total Reserve Funds	<u>513.03</u>

| *Firstport Property services Ltd* |

**For and on behalf of
FirstPort Property Services Limited
Thursday 13th November**