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North Lane (Aldershot) Management Company Ltd

Service Charge Accounts

31 December 2025

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North Lane (Aldershot) Management Company Ltd
Service charge accounts
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North Lane (Aldershot) Management Company Ltd
Management Company Information

Directors
Dr J G Koenigsberger
Dr A De Lecq Legresley
Miss S McCaul
Ms L H Cook - resigned on 31 March 2025
Mr M J Barnes - appointed on 10 April 2025

Secretary
itsyourplace Ltd

Managing Agents
itsyourplace Ltd
Victoria House
178-180 Fleet Road
Fleet
Hampshire
GU51 4DA

Accountants
Branston Adams Chartered Certified Accountants
Suite 2
Victoria House
South Street
Farnham
Surrey
GU9 7QU

Registered office
Victoria House
178-180 Fleet Road
Fleet
Hampshire
GU51 4DA

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North Lane (Aldershot) Management Company Ltd
Directors Report

The directors present their report and accounts for the year ended 31 December 2025.

Principal activities
The company's principal activity during the year continued to be that of acting as trustees of a statutory trust in respect of service charge monies collected for the maintenance of a residents association for North Lane (Aldershot) Management Company Ltd.

Directors
The following persons served as directors during the year:

Dr J G Koenigsberger
Dr A De Lecq Legresley
Miss S McCaul
Ms L H Cook - resigned on 31 March 2025
Mr M J Barnes - appointed on 10 April 2025

Financial Reporting

The management company is duly registered at Companies House as a private company limited by guarantee.

The company is considered to be dormant and non-trading and acts as a trustee to deal with the service charges due from:

Badger Way
Fawn Drive
Fox Court
Otter Close
Squirrel Court
Vixen Drive
Woodland Walk

Disclosure of costs as required by the Law and Property Act

		£
A)	Costs in respect of which no demand for payment was received during the year	12,776
B)	Costs in respect of which a demand for payment was received but no payment made prior to the end of the year	5,567
C)	Costs in respect of which a demand for payment was received and payment was made prior to the end of the year	207,029
	Total	225,372

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North Lane (Aldershot) Management Company Ltd
Directors Report

Statement of Directors Responsibilities
The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law require the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with the Financial Reporting Standard 102 section 1a. Under company law the directors must not approve the accounts unless they are satisfied that they give a true of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that they are also reasonable for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Managing Agents

The managing agents continue to be ItsyourplaceLtd. Management fees payable in the year to 31 December 2025 totalled £45,315 (2024: £42,456)

On Behalf of the Board
This report has been prepared in accordance with the provisions of The Financial Reporting Standards 102 Section 1a

Signed by:
.....70F3C89E34E24A6...
Dr J G Koenigsberger

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North Lane (Aldershot) Management Campany
Income and Expenditure Account
for the year ended 31 December 2025

	Notes	2025	2024
		£	£
Income	**1**	264,600	240,265
Expenditure		(225,372)	(201,664)
Surplus of income over expenses		39,228	38,601
Reserve fund expenditure	5	(78,382)	(22,580)
Corporation tax		(350)	(654)
Net position before transfer to Reserves		(39,504)	15,367

An analysis of expenditure by schedule is shown on pages 9-10

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North Lane (Aldershot) Management Company Ltd
Chartered Certified Accountants Report

Independent Accountant's report to North Lane (Aldershot) Management Company Ltd

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 North Lane (Aldershot) Management Company Ltd. In accordance with our engagement letter dated 7 January 2016 we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts set out on pages 5 to 10 in respect of North Lane (Aldershot) Management Company Ltd for the year ended 31 December 2025 in order to provide a report of factual findings about the service charge accounts that you have issued.

Basis of Report
Our work was carried out having regard to Technical release 03/11 'Residential Service Charge Accounts' published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedure 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 the service charge monies for North Lane (Aldershot) Management Company shown on page 6 of the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedure do not constitute either an audit or a review in accordance with the 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 findings set out below.

Had we performed additional procedures or had we performed and audit or review of the service charge accounts in accordance with the 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 6 of the service charge accounts agrees or reconciles to the bank statement for the accounts in which the funds are held.

Branston Adams Chartered Certified Accountants
Suite 2 Victoria House
South Street
Farnham
Surrey
GU9 7QU

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North Lane (Aldershot) Management Company
Balance Sheet
for the year ended 31 December 2025

	Notes	2025		2024	
		£	£	£	£
Current Assets					
Service charges due from tenants	2	28,719		26,482	
Prepayments	2	39,711		45,276	
Accrued income	2	4,585			
Cash at bank and in hand	3	268,244		286,378	
		341,259		358,136	
Creditors: amounts falling due within one year	4	(68,075)		(45,448)	
Net current assets			273,184		312,688
Net assets			273,184		312,688
Reserves					
General reserve brought forward			312,688		297,321
Income & expenditure reserve			(39,504)		15,367
Total reserves at 31 December 2025	6		273,184		312,688

Dr J G Koenigsberger - Director
North Lane (Aldershot) Management Company

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North Lane (Aldershot) Management Company
Notes to the Accounts

1. Accounting Policies

Accounting Convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard 102 section 1a.

Income
Income represents the value, of service charges due from residents during the period. Where residents pay in advance charges are shown under creditors. Where residents are late paying the service charges these are shown under debtors.

Service charge bank account
All service charge monies are kept in a designated bank account with Barclays Bank.

Financial Reporting
The management company holds the service charges on trust on behalf of the residents. It appoints a professional management company to deal with the day to day management. The company does not report the service charge income as part of its own income and expenditure but accounts for it separately. The management company holds the cash resources in a separate designated client account.

Reserves Policy
A General Reserve is maintained in order to provide sufficient provision for emergency and dilapidations. The Directors review this provision on an annual basis. Any excess of income over expenditure at the end of the financial year is transferred to the General Reserve.

2. Debtors	**2025**	**2024**
	£	**£**
Service charges in arrears	28,719	26,482
Prepayments	39,711	45,276
Accrued income	4,585	-
	73,015	71,758

3. Bank balances held	**2025**	**2024**
	£	**£**
Current account	268,244	286,378
	268,244	286,378

4. Creditors: amounts falling due within one year	**2025**	**2024**
	£	**£**
Trade creditors	5,567	8,133
Corporation tax	757	1,061
Accruals	12,776	6,718
Service charges paid in advance	48,975	25,042
Other creditors	0	4,494
	68,075	45,448

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North Lane (Aldershot) Management Company
Notes to the Accounts

5. Reserve fund expenditure	**2025**
Flat costs	
Reserve fund expenditure (redecoration & refurbishment)	(78,382)
	(78,382)

6. Reserves for future expenditure	**2025**
Opening reserve	312,688
Interest and other income	3,985
Corporation Tax	(350)
Income and expenses in the year surplus/(deficit)	(43,139)
Closing reserve	273,184

7. Analysis of reserves for future expenditure	**2025**
Estate costs	
Opening reserve	71,033
Interest and other income	3,985
Corporation tax	(350)
Income and expenses in the year surplus/(deficit)	2,531
Closing reserve	77,198
Flat costs	
Opening reserve	229,729
Income and expenses in the year surplus/(deficit)	(48,746)
Closing reserve	180,983
Flat with private entrance	
Opening reserve	13,569
Income and expenses in the year surplus/(deficit)	2,092
Closing reserve	15,661
Garage	
Opening reserve	(1,643)
Income and expenses in the year surplus/(deficit)	985
Closing reserve	(658)

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North Lane (Aldershot) Management Company
Detailed Schedule to the Income and Expenditure Account
for the year ended 31 December 2025

	Budget	2025	2024
	£	£	£
Income			
Service Charges Levied	235,573	235,573	220,077
Ground Rent Collected	25,042	25,042	16,744
Interest & Other Income Received	-	3,985	3,444
	260,615	264,600	240,265
Expenditure			
Estate costs			
Insurance - Directors	726	1,136	692
Insurance - Public Liability	3,500	1,893	3,139
Companies House	13	55	34
Accountancy	1,200	1,260	1,200
Legal & Professional Fees	600	4,579	108
Management Fee	27,768	27,243	23,496
General Repairs - Estate	5,000	2,482	4,098
Play Park Inspection	574	-	574
Pest Control	-	300	-
Refuse Collection	-	459	-
Gardens & Grounds Maintenance - Contract	33,197	34,791	29,897
Gardens & Grounds Maintenance - Repairs / Miscellaneous	3,000	-	-
Woodland Preservation	-	-	3,579
Administration	500	1,084	820
Miscellaneous Expenses	500	467	140
	76,579	75,749	67,777
Flat costs			
Insurance - Estate Costs	46,774	41,613	39,602
Management Fee	18,648	18,648	17,136
Out of Hours	499	499	499
Repairs & Maintenance	5,000	3,980	3,758
Electrical Repairs	1,750	1,410	1,973
TV Aerial / Satellite Repairs	400	-	-
Door Entry / Access Repairs	750	870	-
Electrical & Fire Testing	2,700	1,900	2,520
Fire & Building Safety	1,500	2,280	6,454
Pest Control	600	-	1,000
Communal Area Cleaning	22,938	20,245	21,266
Window Cleaning	4,320	4,320	4,224
Bin Cleaning	1,721	510	2,489
Gutter Cleaning	-	1,404	-
Refuse Collection	500	2,143	373
Electricity	11,000	7,641	5,342
	119,099	107,463	106,636

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North Lane (Aldershot) Management Company
Detailed Schedule to the Income and Expenditure Account
for the year ended 31 December 2025

	Budget	2025	2024
	£	£	£
Flat with Private Ent			
Insurance - Buildings	7,137	5,995	6,175
Management Fee	1,248	1,248	1,248
Out Of Hours Service	77	77	77
General Repairs & Maintenance	200	-	-
	8,662	7,320	7,500
Garage			
Insurance - Buildings	2,483	1,499	3,007
	2,483	1,499	3,007
Ground Rent			
Ground Rent Payable	25,042	33,341	16,744
	25,042	33,341	16,744
Total Expenditure Excluding Contribution To Reserves	231,865	225,372	201,664