CHILMINGTON MANAGEMENT ORGANISATION

Rent charge accounts

For the year ended
31 March 2026

Gascoynes

In accordance with our engagement letter, we have performed the procedures agreed with you and enumerated below with respect to the attached rent charge accounts in respect of the year ended 31 March 2026 in order to provide a report of factual findings about the rent charge accounts that you have issued.

This report is made for issue with the rent charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report.

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 rent charge statement or the standard of the services or works provided.

Basis of report and opinion

In summary, the procedures we carried out with respect to the rent charge accounts were:-

1 We obtained the rent charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by the agent;

2 We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we have inspected; and

3 We checked whether the balance of rent charge monies for this property shown on the balance sheet of the rent charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

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 rent charge monies included within the accounts agrees or reconciles to the bank statement for the accounts in which the funds are held.

Gascoynes

Gascoynes
Gascoyne House
Moseleys Farm Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY

Date: 4 September 2026

CHILMINGTON MANAGEMENT ORGANISATION

Representation letter from the Managing Agent to the reporting Accountant for the year ended 31 March 2026

We are responsible under the terms of the lease for preparing the statement of account for the year ended 31 March 2026.

We are responsible for ensuring that the financial management is sound and that there is an effective system of internal control and which includes arrangements for good management of all grounds for which we have responsibility.

We confirm that all relevant costs included as expenditure in the rent charge information, including payments to reserve funds, is a proper charge to the property and is in accordance with the underlying deeds.

The schedule that we have prepared, of relevant expenditure applicable to different rent charges within the property.

All the accounting records have been made available to you for the purpose of your engagement and all the transactions relating to rent charges have been properly reflected and recorded in the accounting records.

Any significant matters of which we consider you ought to be aware have been brought to your attention.

The schedule that we have prepared of all rent charges receivable by the Agent during the year is an accurate record of the charges.

The balances shown as owed to/by each in respect of rent charge demands at the beginning and end of the year are derived from the accounting records.

The allocation of details of expense across rent charge schemes including that relating to the above property is in accordance with the deeds.

The charge to the reserve fund is in accordance with the provisions of the deed and the amounts have been accurately reflected in the reserve fund.

All monies are held separately from the agent's/Company's money on trust in accordance with Section 42 of the Landlord and Tenant Act 1987 in designated accounts and the balances reconciled to the fund balances shown within the rent charge accounts.

We confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience and, where appropriate, of inspection of supporting documentation sufficient to satisfy ourselves that we can make the above representations to you.

Block Management UK Ltd

Blockmanagement UK Limited
Unit 5, Stour Valley Business Centre
Brundon Lane
Sudbury
Suffolk
CO10 7GB

4 September 2026

CHILMINGTON MANAGEMENT ORGANISATION

Income and expenditure account for the year ended 31 March 2026

	2026 £	2025 £
Income		
Annual rent charge demands		
Major Estate rent charge RCD1	**204,728**	181,932
Major Est Reserve RCD3	**10,491**	9,685
Fixed rent charge RCD1	**394**	390
Fixed rent charge RCD2	**394**	487
Fixed rent charge RCD3	**258**	223
Recharged costs	**11,400**	-
	227,665	192,717
Other income		
Interest received	**-**	1,599
Total income	**227,665**	194,316
Less expenditure		
General repairs and maintenance	**2,042**	60
Electrical repairs	**-**	600
Electricity	**1,184**	149
Window cleaning	**360**	-
Gardening	**124,935**	104,970
Contract cleaning	**4,703**	914
Buildings insurance	**127**	1,308
Public liability insurance	**-**	528
Directors' and officers' insurance	**-**	868
Staff wages	**45,000**	30,000
Legal and professional fees	**47,265**	59,221
Postage and delivery	**223**	-
Preparation of accounts	**4,380**	-
Total expenditure	**(230,219)**	(198,618)
Surplus/(deficit) at the end of the accounting period	**(2,554)**	(4,302)

Gascoynes

CHILMINGTON MANAGEMENT ORGANISATION

Balance sheet at 31 March 2026

	Notes	**2026** £	2025 £
Current assets			
Debtors	1	**14,491**	29,447
Bank accounts held as bare trustee by property managing agents		**84,760**	68,598
		99,251	98,045
Creditors: amounts falling due within one year	2	**(2,457)**	(1,251)
Net current assets		**96,794**	96,794
Total assets less current liabilities		**96,794**	96,794
Residents reserve fund		**96,794**	96,794

The notes on pages 1 to 1 form part of these financial statements.

Notes to the financial statements for the year ended 31 March 2026

1 Debtors

	2026	2025
	£	£
Rent service charges in arrears	**3,198**	21,345
Prepayments and accrued income	**636**	-
Deficits for the period	**6,856**	4,302
Previous agents trial balance difference	**3,800**	3,800
	14,490	29,447

2 Creditors: amounts falling due within one year

	2026	2025
	£	£
Trade creditors	**657**	223
Rent charges paid in advance	**-**	308
Other creditors	**-**	720
Accruals and deferred income	**1,800**	-
	2,457	1,251

Gascoynes