

New Horizons Retirement Benefits Trust
Unex Tower
Fifth Floor
7 Station Street
Stratford
London
E15 1DA

GLENNY LLP
Unex Tower
5th Floor
Station Street
Stratford
London
E15 1DA

Re: New Horizons Retirement Benefits Trust
VAT No. 982 5637 79
Statement date: 5 Apr 2018

Reference: NHRBT
Statement range: 6 Apr 2017 to 5 Apr 2018
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Narrative	Charge period dates	B/f	Nett	VAT	Demanded	Received	C/f
INCOME:							
Units 3/4 Heron Business Centre Ashford Kent							
<i>Kent County Council, Units 3/4 Heron Business Centre Ashford Kent</i>							
Quarterly Rent in Advance	25 Mar 2017 - 23 Jun 2017	5,325.00				5,325.00	0.00
Quarterly Rent in Advance	24 Jun 2017 - 28 Sep 2017		4,437.50	887.50	5,325.00	5,325.00	0.00
Building & Terrorism Insurance	1 Jun 2017 - 31 May 2018		1,995.63	399.13	2,394.76	2,394.76	0.00
Quarterly Rent in Advance	29 Sep 2017 - 24 Dec 2017		4,437.50	887.50	5,325.00	5,325.00	0.00
Quarterly Rent in Advance	25 Dec 2017 - 24 Mar 2018		4,437.50	887.50	5,325.00	5,325.00	0.00
Quarterly Rent in Advance	25 Mar 2018 - 23 Jun 2018		4,437.50	887.50	5,325.00		5,325.00
		5,325.00	19,745.63	3,949.13	23,694.76	23,694.76	5,325.00
		5,325.00	19,745.63	3,949.13	23,694.76	23,694.76	5,325.00
Unit 5 Kingfisher Business Park							
<i>Greens Carriage Masters, Unit 5 Kingfisher Business Park</i>							
Building & Terrorism Insurance	27 Nov 2017 - 25 Mar 2018		181.85	36.37	218.22	218.22	0.00
Quarterly Rent in Advance	27 Feb 2018 - 23 Jun 2018		3,694.17	738.84	4,433.01	4,433.01	0.00
Building & Terrorism Insurance	25 Mar 2018 - 24 Mar 2019		689.08	137.82	826.90	826.90	0.00
		0.00	4,565.10	913.03	5,478.13	5,478.13	0.00
		0.00	4,565.10	913.03	5,478.13	5,478.13	0.00
Unit 10, Heron Business Centre							
<i>Speedy Asset Services Ltd, Unit 10, Heron Business Centre</i>							
Quarterly Rent in Advance	25 Mar 2017 - 23 Jun 2017	3,650.00				3,650.00	0.00
Quarterly Rent in Advance	24 Jun 2017 - 28 Sep 2017		9,125.00	1,825.00	10,950.00	10,950.00	0.00
Building & Terrorism Insurance	1 Jun 2017 - 31 May 2018		3,163.93	632.79	3,796.72	3,796.72	0.00
Quarterly Rent in Advance	29 Sep 2017 - 24 Dec 2017		9,125.00	1,825.00	10,950.00	10,950.00	0.00
Quarterly Rent in Advance	25 Dec 2017 - 24 Mar 2018		9,125.00	1,825.00	10,950.00	10,950.00	0.00
Interim Rent Charge	29 Aug 2016 - 28 Sep 2016		212.33	42.47	254.80	254.80	0.00
Interim Rent Charge	29 Sep 2016 - 28 Sep 2017		2,500.00	500.00	3,000.00	3,000.00	0.00
Interim Rent Charge	29 Sep 2017 - 24 Dec 2017		625.00	125.00	750.00	750.00	0.00
New Lease rent increase	16 Jan 2018 - 24 Mar 2018		465.75	93.15	558.90	558.90	0.00
Quarterly Rent in Advance	25 Mar 2018 - 23 Jun 2018		9,750.00	1,950.00	11,700.00	7,800.00	3,900.00
		3,650.00	44,092.01	8,818.41	52,910.42	52,660.42	3,900.00
		3,650.00	44,092.01	8,818.41	52,910.42	52,660.42	3,900.00
Income Analysis							
Rent		8,975.00	62,372.25	12,474.46	74,846.71	74,596.71	9,225.00
Insurance			6,030.49	1,206.11	7,236.60	7,236.60	0.00
Total income		8,975.00	68,402.74	13,680.57	82,083.31	81,833.31	9,225.00

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Supplier	Ref	Narrative	Dated	Nett	VAT	Payments	Receipts
EXPENDITURE:							
Units 3/4 Heron Business Centre Ashford Kent							
Insurance							
Chambers and Newman	150351	Building & Terrorism Insurance Units 3/4 Her	26 May 2017	1,995.63		1,995.63	
				1,995.63	0.00	1,995.63	0.00
Sundries							
Barnes Roffe Chartered Accountants	156609	Accountancy Advice New Horisons	31 Dec 2017	250.00	50.00	300.00	
				250.00	50.00	300.00	0.00
Sundries - Exempt VAT							
Pension Practitioner.Com Ltd	152458	Pension Administration Service 3/4 Heron BC	9 Aug 2017	531.67		531.67	
Pension Practitioner.Com Ltd	154217	Pension Administration Fee Heron BC	28 Jun 2017	250.00		250.00	
		Company Return - Companies House	14 Nov 2017	13.00		13.00	
Holden and Partners	157116	Annual Service Fee 2016 2017 Unit 3/4 Heron	30 Jan 2018	750.00		750.00	
The Pensions Regulator	157763	Pension Levy Fee 3/4. Heron	23 Feb 2018	9.68		9.68	
				1,554.35	0.00	1,554.35	0.00
				3,799.98	50.00	3,849.98	0.00
Unit 5 Kingfisher Business Park							
Insurance							
Chambers and Newman	149621	Building & Terrorism Insurance 5 Kingfisher	28 Apr 2017	557.79		557.79	
Chambers and Newman	158493	Building & Terrorism Insurance 5 Kingfisher	14 Mar 2018	689.09		689.09	
				1,246.88	0.00	1,246.88	0.00
Sundries							
Atrium Commercial Surveyors	150326	Advertising Unit 5 Kingfisher Business Park	2 Jun 2017	200.00	40.00	240.00	
Richmond Building Services Limited	150505	Painting Repairs Cleaning Unit 5 Kingfisher	7 Jun 2017	1,362.00	272.40	1,634.40	
Barnes Roffe Chartered Accountants	150696	Accountancy Advice Unit 5 Kingfisher	16 Jun 2017	250.00	50.00	300.00	
Richmond Building Services Limited	151429	New LED Lighting Unit 5 Kingfisher	6 Jul 2017	1,380.00	276.00	1,656.00	
Spearing Waite	153350	Professional Charges Unit 5 Kingfisher	31 Aug 2017	1,915.00	383.00	2,298.00	
	155301	Letting Fee Unit 5 Kingfisher Business Park	15 Nov 2017	1,150.00	230.00	1,380.00	
Atrium Chartered Surveyors	155532	Cancellation of expenditure 240611	15 Nov 2017	(1,150.00)	(230.00)	(1,380.00)	
Atrium Commercial Surveyors	155533	Letting Fee Unit 5 Kingfisher BP	15 Nov 2017	1,150.00	230.00	1,380.00	
Granta Energy Assessments Ltd	156154	EPC Recommendation Report Unit 5 Kingfisher	15 Dec 2017	407.00	81.40	488.40	
Spearing Waite	156356	Letting Fees Unit 5 Kingfisher Business Park	21 Dec 2017	960.00	192.00	1,152.00	
Valley Provincial Group LLP	157117	Remove Dispose Metal Steps Unit 5 Kingfisher	22 Jan 2018	50.00	10.00	60.00	
				7,674.00	1,534.80	9,208.80	0.00
Rent Payable							
Ashford Borough Council	157518	Business Rates Unit 5 Kingfisher BC	1 Feb 2018	(460.35)		(460.35)	
				(460.35)	0.00	(460.35)	0.00
Rates business							
Ashford Borough Council	150694	Monthly Rates Unit 5 Kingfisher BC	13 Jun 2017	480.61		480.61	

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Rates business - Continued.							
Ashford Borough Council	151922	Monthly Rates Unit 5 Kingfisher BC	1 Aug 2017	480.00		480.00	
Ashford Borough Council	152491	Monthly Rates Unit 5 Kingfisher BC 7307356	1 Sep 2017	480.00		480.00	
Ashford Borough Council	153604	Monthly Rates Unit 5 Kingfisher BC 7307356	1 Oct 2017	480.00		480.00	
Ashford Borough Council	154376	Monthly Rates Unit 5 Kingfisher BC 7307356	1 Nov 2017	480.00		480.00	
Ashford Borough Council	155164	Monthly Rates Unit 5 Kingfisher BC 7307356	1 Dec 2017	480.00		480.00	
				2,880.61	0.00	2,880.61	0.00
Sundries - Exempt VAT							
Pension Practitioner.Com Ltd	152458	Pension Administration Service Unit 5	9 Aug 2017	531.66		531.66	
Spearing Waite	153350	Professional Charges Unit 5 Kingfisher	31 Aug 2017	748.19		748.19	
Spearing Waite	153351	Refund Deposit on Purchase Unit 5 Kingfisher	31 Aug 2017	(5,750.54)		(5,750.54)	
Spearing Waite	153352	Cancellation of expenditure 237767	31 Aug 2017	5,750.54		5,750.54	
Spearing Waite	153353	Refund Deposit Purchase of 5 Kingfisher	31 Aug 2017	(570.54)		(570.54)	
Holden and Partners	157116	Annual Service Fee 2016 2017 Unit 5	30 Jan 2018	375.00		375.00	
The Pensions Regulator	157763	Pension Levy Fee 5 Kingfisher	23 Feb 2018	9.66		9.66	
				1,093.97	0.00	1,093.97	0.00
Service Charge							
		Service Charge Unit 5 Kingfisher Business	6 Jun 2017	221.00	44.20	265.20	
		Service Charge Unit 5 Kingfisher Business Pa	14 Sep 2017	221.00	44.20	265.20	
		Service Charge Unit 5 Kingfisher Business Pk	4 Dec 2017	230.00	46.00	276.00	
		Service charge credit 25/12/2017 - 24/13/201	13 Mar 2018	(230.00)	(46.00)	(276.00)	
				442.00	88.40	530.40	0.00
				12,877.11	1,623.20	14,500.31	0.00
Unit 10, Heron Business Centre Insurance							
Chambers and Newman	150352	Building & Terrorism Insurance Unit 10 Heron	26 May 2017	3,163.93		3,163.93	
				3,163.93	0.00	3,163.93	0.00
Sundries							
Spearing Waite	156357	Lease Renewal 10 Heron Business Centre	21 Dec 2017	1,510.00	302.00	1,812.00	
Spearing Waite	156357	Land Registry 10 Heron Business Centre	21 Dec 2017	9.00		9.00	
Spearing Waite	157118	Legal Fees Litigation Unit 10 Heron Business	31 Jan 2018	607.95	121.59	729.54	
				2,126.95	423.59	2,550.54	0.00
Sundries - Exempt VAT							
Pension Practitioner.Com Ltd	152458	Pension Administration Service 10 Heron BC	9 Aug 2017	531.67		531.67	
Holden and Partners	157116	Annual Service Fee 2016 2017 Unit 10 Heron	30 Jan 2018	375.00		375.00	
The Pensions Regulator	157763	Pension Levy Fee 10 Heron	23 Feb 2018	9.66		9.66	
				916.33	0.00	916.33	0.00
				6,207.21	423.59	6,630.80	0.00
Total property expenditure for owner				22,884.30	2,096.79	24,981.09	0.00

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Owner Expenditure							
Cheques to Owner							
		New Horizons Retirement Benefits Trust	28 Apr 2017	3,059.85		3,059.85	
		New Horizons Retirement Benefits Trust	10 May 2017	5,000.00		5,000.00	
		New Horizons Retirement Benefits Trust	31 Jul 2017	2,960.48		2,960.48	
		New Horizons Retirement Benefits Trust	31 Oct 2017	2,187.65		2,187.65	
		New Horizons Retirement Benefits Trust	30 Nov 2017	16,593.21		16,593.21	
		To Cancel Cheque to Owner	30 Nov 2017	(16,593.21)		(16,593.21)	
		New Horizons Retirement Benefits Trust	31 Jan 2018	2,382.52		2,382.52	
				15,590.50	0.00	15,590.50	0.00
Sundries - Exempt VAT							
		NCV Pension Fund Payment	7 Feb 2018	(5,185.00)		(5,185.00)	
		MPS Pension Fund Payment	7 Feb 2018	(5,185.00)		(5,185.00)	
		PD Pension Fund Payment	7 Feb 2018	(5,185.00)		(5,185.00)	
				(15,555.00)	0.00	(15,555.00)	0.00
Loan Account							
		SDV - Part repayment of loan	5 Jul 2017	12,000.00		12,000.00	
		SDV Property Partnership - Loan repayment	7 Feb 2018	20,000.00		20,000.00	
		SDV Property Partnership - Interest payment	7 Feb 2018	1,086.98		1,086.98	
				33,086.98	0.00	33,086.98	0.00
Interest Payable							
		SDV - Interest on loan	5 Jul 2017	283.56		283.56	
				283.56	0.00	283.56	0.00
		Total owner expenditure		33,406.04	0.00	33,406.04	0.00

	Rate	Due on	Nett	Nett collected	Nett paid	VAT	VAT collected	VAT paid
<u>VAT Liability Summary</u>								
Rent charges (VAT outputs)								
8 20.00% Invoice			62,372.25	62,163.92	0.00	12,474.46	12,432.79	0.00
Insurance charges (VAT outputs)								
8 20.00% Invoice			6,030.49	6,030.49	0.00	1,206.11	1,206.11	0.00
Expenditure (VAT inputs)								
8 20.00% Invoice			2,145.30	0.00	2,145.30	429.06	0.00	429.06
8 20.00% Invoice			10,483.95	0.00	10,483.95	2,096.79	0.00	2,096.79
							13,638.90	2,525.85

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Summary	Income	Expenses
Cash Balance b/fwd:	14,820.51	
Nett receipts from tenants:	68,194.41	
VAT receipts from tenants:	13,638.90	
Nett payments:		40,699.84
VAT on payments:		2,096.79
Nett commission taken on receipts:		2,145.30
VAT @ 20.00% on 2,145.30:		429.06
Payments to owner:-		15,590.50
New Horizons Retirement Benefits Trust (100.000%)		
Cash Balance c/fwd:		35,692.33
	96,653.82	96,653.82
VAT Liability Totals:	Nett	VAT
Outputs	68,402.74	13,680.57
Inputs	12,629.25	2,525.85

Unsettled monies received from tenants

Tenant name	Receipt date	Unsettled
Kent County Council, Units 3/4 Heron Business	31 Jul 2017	2,142.92
Total unsettled receipts:		2,142.92