

EOACC
ACCOUNTANTS & BUSINESS ADVISORS

Effortless SPV Property Tax Management with EOACC and TaxDashBoard Online

At EOACC, we tailor our services to your unique property needs—whether you manage bookkeeping yourself or prefer to outsource it. With TaxDash, our bespoke tax platform for personal tax and knowledge base articles, we ensure you stay on top of your tax and compliance needs, streamlining compliance and simplifying planning so you can focus on what matters most. Our expertise spans property investments of all sizes, providing proactive advice to meet current obligations and prepare for the future. Guided by our core values of learning, teamwork, and professionalism, we optimise processes and deliver insights to help your business and family achieve sustainable growth. We are more than accountants—we are your partners in success.

Welcome to EOACC Accountants & Business Advisors

Your Partners in Property Success

- Tailored services for property investors and landlords.
- Expertise across property portfolios, from single buy-to-let to complex structures.
- Streamlining tax and compliance needs with our TaxDash platform for personal tax and Knowledge Base articles.
- EOACC Core Values: lifelong learning, teamwork, professionalism, embracing technology, but with focus on providing a personal service.
- We offer online accounting software solutions, including Xero and QuickBooks, to help you efficiently record and manage your property transactions.



Meet Our Team

(With Offices in UK & SA)



Jacques

CEO

Vana

Senior Administrator

Almarie

Accountant

Cassie

Accountant

Birka

Senior Chartered Accountant

Hennie

Senior Professional
Accountant

Emmie

Chartered Accountant

Adam

Accountant

Werner

Senior Professional Accountant
and Tax Practitioner

Pieter

Manager – Associate
General Accountant

Lee

Bookkeeper

Thea

Junior Accountant

Mereldea

Manager – Professional
Accountant

Adwill

Manager – Accountant

Leila

Trainee Accountant (AAT)

Belinda

Bookkeeper

Kobie

Manager – Associate
General Accountant

Edmare

Chartered Accountant

Cathy

Payroll Administrator

Talitha

Administrator

Jaco

Professional Accountant

Lurann

Accountant

Mishka

Administrator

Overview of EOACC Services

Our Specialised Services for Property SPV's

01

Meet Our Team

02

Accountancy and Tax Compliance

03

Bookkeeping and Payroll

04

**Company Secretarial and Other
Services**

05

Advisory Services

06

Software Licenses and Setup

07

Personal Tax Return Services

08

Additional Resources

Accountancy and Tax Compliance

Core Offerings

- **Annual Accounts & Corporation Tax Returns.** Comprehensive compliance and tax planning tailored to your SPV's needs:
 - Dormant SPV: From £100 (no bank account or transactions).
 - Active SPV (no properties, <10 expenses): From £250.
 - Active SPV (1 property): From £550 (+£100 per additional property with a mortgage/loan on the property).
 - Fees increase with complexity (e.g., VAT registration, multiple properties, property development, or commercial properties).
- **ATED Returns.**
 - For residential properties in SPV's worth over £500k: From £200 + VAT per return.

Bookkeeping & Payroll

Supporting Your Operations.

- **Property Transaction Processing:** Reconcile income, expenses, and complex property data.
 - From £30/hour. Average residential only property SPV requires 30 mins/month.
- **Payroll Services:** Monthly payroll and submissions.
 - From £20 + VAT per pay slip for 1st employee.
 - £5 per pay slip for each additional employee.
- **CIS Submissions:** Compliance for subcontractors in construction.
 - Starting at £15 + VAT per submission for 1 subcontractor.
 - £7 for or each additional CIS subcontractor.
 - There is also a £5 plus VAT monthly Xero license fee to submit CIS to HMRC.

Additional Services for Property Agent Clients:

For businesses receiving net rental income, we offer tailored support services.

- Handle direct communication with property agents to resolve discrepancies and gather transaction details.
- Request and retrieve agency statements, including income and expense breakdowns.

Why Good Bookkeeping Matters:

Accurate bookkeeping ensures reliable business records, supports financial oversight, and simplifies statutory accounts preparation.



Company Secretarial & Other Services

Key Services

- **Registered Office Address (ROA).** Protect your privacy by using our address.
 - Starting at £120/year.
 - Includes handling up to 5 mail items/month.
 - £5 per additional item (email forwarding).
 - £20 + VAT will apply as administration fee + postage for physical mail.
- **Statutory Filing & Reminders.** Stay compliant with deadlines and updates.
 - £5-£15/month (based on complexity).
- **Confirmation Statement (CS01).** Ensure accurate annual updates to Companies House.
 - From £110 + £34 Companies House fee (for up to 2 directors/shareholders).
 - £30 per additional director or shareholder.
- **Company Incorporation.** Tailored incorporation services for SPV's starting from £100 + VAT.
 - Additional fees for complex cases (e.g., corporate shareholders).
- **Company Registrations.**
 - **VAT:** From £250 + VAT.
 - **PAYE/CIS:** From £50 + VAT.



Advisory Services

Tailored Expertise

- **Property Management Accounts:**
 - Get detailed insights into property financials: From £10/month.
- **Tax Consultancy & Planning:** Strategic guidance for directors and companies.
 - Fees: From £150 + VAT per hour (half-hour calls available).
- **TaxDash Knowledge Base:** Access to our comprehensive library of articles that explain eligible expenses, the difference between capital and revenue expenditure, and much more to guide your financial decisions.
- **SDLT:** Providing calculations, verifying SDLT calculations, and issuing an accountant's reference letter.



Xero Software Subscription (Cloud Accounting)

Xero License Setup and Training:

Customised general ledger accounts for accuracy.

Benefits:

- Simplified transaction recording.
- Reduce manual bookkeeping time.
- High-quality management accounts.
- Importance of a consistent chart of accounts to avoid errors: From £50 plus VAT, inclusive of a 1-hour training session.
- Tutorial videos and optional one-on-one training (£50/hour).

Xero Software Licenses:

- **Non-VAT Cashbook:** For non-invoicing businesses – Free.
- **Ignite:** Less than 20 Customer invoices and 10 Supplier Invoices: From £16 plus VAT a month.
- **Grow:** Unlimited Customer invoices and Supplier Invoices: From £33 plus VAT a month.



Dext System Setup and Implementation

(Previously known as Receipt Bank)

Ideal for businesses with 50+ monthly transactions.

Benefits:

- Eliminates manual data entry.
- Saves time and reduces costs.
- Use mobile app to take photos of receipts.
- Streamlined integration for efficiency and growth.

- **Pricing:** £20 + VAT/month.



Personal Tax Return Services Self-Assessment

TaxDash portal for easy submission.

Services Include:

- Preparing and submitting returns.
- Accurate tax calculations and payment advice.

Pricing:

- £150: Salary income only.
 - £168–£228: Self-employed income based on thresholds.
 - £198: Salary + rental income.
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- **Early Submission** discounts apply for tax returns submitted before 31st of October each year.



Technology-Driven Solutions with TaxDash

TaxDash: Our very own personal tax planning solution.

Key Features:

- 1. Personal Tax Returns:** Streamlined filing with an intuitive platform and expert support.
- 2. Income Tax Calculator:** Plan effectively with our easy-to-use tool for tax obligations and savings.
- 3. HMRC Representative:** We handle all HMRC communication, saving you time and stress.
- 4. Capital Gains Tax Solutions:** Minimise tax on property or asset sales with expert strategies.
- 5. Accountant Consultation:** Quick, tailored 30-minute sessions to resolve your tax questions.
- 6. Knowledge Base:** Access reliable answers to all your tax queries.
- 7. SDLT Reclaims.**

"Empower your tax management today with TaxDash!"



Additional Resources

Knowledge Sharing & Updates

- **YouTube Channels:** EOACC & TaxDash.
 - Informative videos on accounting and property management.



Why Choose EOACC?

Let's Partner for Your Success
Simplify Your Accounting. Focus On Your Growth

•Tailored Solutions:

Personalised services for property investors.

•Expert Team:

Professional advice combined with the latest technology.

•Transparent Pricing:

Clearly defined fees with adjustments explained upfront.

•Proactive Support:

Ongoing guidance to help you achieve your goals.

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