

# **Charminster Close Residents Company Ltd**

Financial Statements for the year ended

31 December 2005

Company Number 01274809

# **Charminster Close Residents Company Ltd**

## **FINANCIAL STATEMENTS**

**YEAR ENDED 31ST DECEMBER 2005**

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**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31ST DECEMBER 2005**

The Directors submit their report together with the financial statements for the year ended 31st December 2005.

**PRINCIPAL ACTIVITIES AND BUSINESS REVIEW**

**Principal activities**

The principal activities of the company are to manage, maintain and administer the land and buildings at Charminster Close, Nythe, Swindon. The company operate under the terms of a head lease entered into between the company and the freeholder and a sub-lease between the company as lessor and leaseholders who are entitled to be shareholders.

**Business review**

The company had been managed by West of England Estate Management Company Limited since 2000 until their resignation on 30 November 2004. At an Extraordinary General Meeting held on 10 November 2004; the members agreed to manage the company themselves, existing directors resigned and new directors were appointed. During the meeting, service charges for 2005 were set at £650, (2004 - £480) inclusive of ground rent at £65 (2004 - £65), payable in 10 monthly instalments of £65 or £600 if paid in full by 24 February 2005

During 2005 the company's ability to spend the service charge income on maintenance was limited by the need to preserve funds in order to meet the expense of roof repairs. As at the 31 December 2005 the roof repair fund stood at £12,760 (£2004 - £5,760) against an anticipated expenditure within the next few years to replace the roofs on the five blocks of £35,000. Expenditure made during 2005 was concentrated in areas to improve the safety of residents. During the year this included replacing the five canopy roofs as they were in danger of collapse, installing linked smoke detectors in all communal areas and the erection of a bollard to prevent vehicular access on to pedestrian areas. The grounds are managed on a communal basis and have benefited from excellent management by the gardening contractor appointed at the beginning of 2005.

At the Annual General Meeting held on 5 December 2005 the members agreed the service charges for 2006 and 2007 at £840 per year (2005 - £650) inclusive of annual ground rent at £65, payable in monthly instalments of £70 or £780 annually if paid in full by 24 January each year.

**AUDIT**

The company has taken advantage of The Companies Act 1985 (Audit Exemptions) Regulations 1994 (SI 1994/1935).

**DIVIDENDS**

No dividends were paid or proposed during the year (2004 Nil)

**RESERVES**

During the year ended 31 December 2005 the company transferred a total of £8,278 (2004 - £2,215) to reserves. £7,000 (2004 - £1,440) has been allocated to the Roof Repair Fund as a Designated Reserve and £1,278 (2004 - £775) to General Reserves to meet other future maintenance costs.

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31ST DECEMBER 2005**

**DIRECTORS' INTERESTS**

The directors who served during the year had the following interests in the shares of the company:

	<b>31.12.05</b>	<b>31.12.04</b>
Linda Joyce Brinkworth	1	1
Phillip George Harwood	1	1
Janet Hawkins	1	1
Patrick John Keville	1	1
John Robert Morris	1	1
Philip Francis Theodore Webb	1	1

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

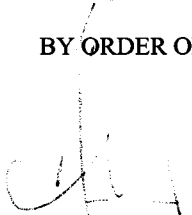
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit or loss of the company for that year. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

BY ORDER OF THE BOARD

  
John R Morris FCMA  
Director  
9 January 2006

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<b>CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED</b>			
<b>Profit and Loss Account</b>		<b>2005</b>	<b>2004</b>
<b>For the year ended 31 December:-</b>			
	Note	£	£
Turnover from continuing operations	2	20,500	14,400
Operating charges		(12,663)	(12,287)
<b>Operating Profit from continuing operations</b>		<b>7,837</b>	<b>2,113</b>
Interest receivable	7	441	101
<b>Retained profit transferred to reserves</b>	8	<b>8,278</b>	<b>2,214</b>

There are no recognised gains or losses other than the profits for the years, as shown above and therefore, no separate statement of recognised gains and losses has been presented.

There is no material difference between the company results as reported and on an unmodified historical cost basis.

Accordingly, no note of historical cost profits and losses has been included.

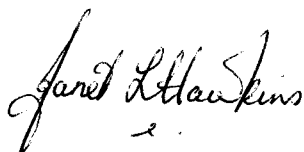
# CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Balance Sheet as at:-	Note	31st December 2005		31st December 2004	
		£	£	£	£
<b>Current Assets</b>					
Cash at Bank		25,118		7,975	
Debtors	3	2,090		3,617	
		27,208		11,592	
<b>Creditors : Amounts falling due within one year</b>	4	(8,851)		(1,513)	
<b>Net Current Assets</b>			18,357		10,079
<b>Total Assets Less Current Liabilities</b>			<b>18,357</b>		<b>10,079</b>
<b>Capital and Reserves</b>					
Called up share capital	5		30		30
Profit and loss account	8		5,567		4,289
Designated Reserve	8		12,760		5,760
<b>Shareholders' Funds - equity interests</b>			<b>18,357</b>		<b>10,079</b>

For the year to 31 December 2005 the company was entitled to the exemption conferred by subsection (1) of section 249A. of the Companies Act 1985. No notice has been deposited under subsection (2) of section 249B in relation to its accounts for the financial year.

The directors acknowledge their responsibilities for a) ensuring that the company keeps accounting records which comply with section 221 of The Companies Act 1985, and b) preparing accounts which give a fair and true view of the state of the company as at the end of the financial year and of its profit and loss for the year in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Act relating to accounts so far as applicable to the company.

Janet Hawkins



Director

The financial statements were approved by the board of directors on 9 January 2006.

## CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Cash flow statement	Note	2005	2004
		£	£
Net cash inflow from operating activities	9	16,702	2,361
<b>Returns on investments and servicing of finance</b>			
Interest received	7	441	101
Increase in cash		17,143	2,462

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2005**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Company's financial statements.

**(a) Basis of Preparation**

The financial statements have been prepared in accordance with applicable accounting standards under the historical cost accounting convention.

**2 TURNOVER**

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Service Charges	17,100	12,450
Ground Rent	1,950	1,950
Other income including assignment fees	1,450	0
	<b><u>20,500</u></b>	<b><u>14,400</u></b>

**3 DEBTORS**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Trade Debtors (outstanding Service Charges)	65	1,612
Prepaid expenses	2,025	2,005
	<b><u>2,090</u></b>	<b><u>3,617</u></b>

**4 CREDITORS: Amounts falling due within one year**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Accrued expenses	6,381	1,513
Service Charges received in advance	2,470	0
	<b><u>8,851</u></b>	<b><u>1,513</u></b>

**5 SHARE CAPITAL**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Authorised: ordinary shares of £10 each	30	30
<u>Allotted, called up and paid:</u> ordinary shares of £10 each	30	30

**6 CONTROL**

No one person controls the company.

**7 INTEREST RECEIVABLE**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Bank Interest	104	101
Interest on Service Charges	337	0
	<b><u>441</u></b>	<b><u>101</u></b>



**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2005**

**8 RECONCILIATION OF PROFIT AND LOSS RESERVES**

	Total	Allocated as:	
		Designated	Non-Designated
	£	£	£
As at 1st January 2005	10,049	5,760	4,289
Retained profit for the financial year	8,278	7,000	1,278
As at 31st December 2005	<u>18,327</u>	<u>12,760</u>	<u>5,567</u>

The Designated Reserve is in respect of the sinking fund established to maintain the flat roofs.

**9. - 10.**

**NOTES TO THE CASH FLOW STATEMENT**

**9 Reconciliation of operating profit to operating cash flows**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Operating profit	7,837	2,113
Decrease/(Increase) in debtors (note 3)	1,527	(1,987)
Increase in operating creditors (note 4)	7,338	2,235
Net cash inflow from operating activities	<u>16,702</u>	<u>2,361</u>

**10 Analysis of changes in cash during the year.**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Balance brought forward	7,975	5,513
Net cash inflow	17,143	2,462
Balance at year-end	<u>25,118</u>	<u>7,975</u>

**11 Detailed Profit & Loss**

	<b><u>2005</u></b>	<b><u>2004</u></b>
	£	£
Total Income (note 2)	20,500	14,400
Ground rent	(1,950)	(1,950)
Insurance	(3,118)	(2,927)
Electricity	(265)	(480)
Cleaning	(780)	(444)
Grounds maintenance	(1,995)	(2,150)
Repairs and maintenance	(3,494)	(1,903)
Roof maintenance	(446)	0
Sundry	(72)	(148)
Companies House fees	(15)	(15)
Management and Accountancy	(528)	(2,270)
	<u>(12,663)</u>	<u>(12,287)</u>
Operating profit	7,837	2,113
Add Interest received (note 7)	441	101
To Roof Fund (note 8)	(7,000)	(1,440)
<b>To General Reserves (note 8)</b>	<u><b>1,278</b></u>	<u><b>774</b></u>