

Charminster Close Residents Company Ltd

Financial Statements for the year ended

31 December 2012

Company Number 01274809

Charminster Close Residents Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2012

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CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2012

The Directors submit their report together with the financial statements for the year ended 31st December 2012.

PRINCIPAL ACTIVITIES

The principal activities of the company are to manage, maintain and administer the land and buildings at Charminster Close, Nythe, Swindon.

The terms that the company operates under include:

- a) a head lease entered into between the company and the freeholder
- b) a sub-lease between the company as lessor and leaseholders who are entitled to be shareholders
- c) the "Right To Manage" provisions of the Commonhold and Leasehold Reform Act 2002.

BUSINESS REVIEW

The "Right To Manage" was exercised under the provisions of the Commonhold and Leasehold Reform Act 2002 by Charminster Close RTM Company Ltd in 2007. The RTM Company duly appointed Charminster Close Resident's Company Ltd to manage the property on behalf of the leaseholders.

Current year

The Service Charge for the calendar year 2012 was £960 (2011 - £960) inclusive of annual ground rent at £65 (2010 £65), payable in 12 monthly instalments of £80 (2011 £80) or £900 (2011 £900) annually if paid in full, in advance at the start of the year assuming there were no arrears brought forward.

During 2012 work included; repairs to the communal doors, CCTV covering the bin store areas and internal decoration. Following persistent problems with uninvited persons sleeping rough in the communal corridors a door entry system was installed to the communal doors. A new cleaner was appointed and cleaning of communal areas increased from every four weeks to every 2 weeks. The grounds are managed on a communal basis and benefited from replanting and tree maintenance during the year. The directors wish to thank the gardening contractor as the grounds continue to benefit from his excellent work.

The properties were re-roofed early in 2007 and a sinking fund was established that is funded at £4,800 per annum in order to meet the next re-roofing costs anticipated in about 2023.

2013

During 2013 work will include repairs to boundary walls and footpaths and work postponed from 2012 to the car park in anticipation of the extension to the bin stores to accommodate the Council moving to fortnightly waste collections.

DIVIDENDS

No dividends were paid or proposed during the year (2011 Nil)

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2012

COMMONHOLD AND LEASEHOLD REFORM ACT 2002

Sections 152 and 156 of the Commonhold and Leasehold Reform Act were due to have commenced during 2010. Items that these sections were likely to require include:

- a) That service charge transactions cease to be shown within the accounts of the Company, as funds held by the Company are held in trust on behalf of tenants (leaseholders). Given that these proposals have yet to be enacted and no guidance has yet been issued on the new format to be adopted the directors have prepared these accounts on the same basis as previous years in order to maintain consistency.
- b) An Income and Expenditure Report and Balancing Statement be produced within six months of a year in a format similar to that shown on page 8 of the notes to these accounts.

AUDIT

The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477(2).

RESERVES

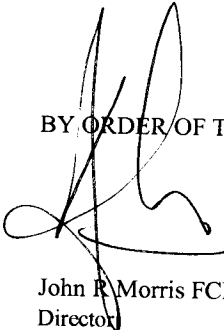
During the year ended 31 December 2012 the company's reserves declined by £1,518 (2011, increased by £14,879). £4,800 has been transferred to the designated roof repair reserve (2011, £4,800) and £6,318 transferred from general reserves (2011, £10,079) to meet maintenance costs.

DIRECTORS

The following directors who held office during the whole period from 1 January 2012 to the date of this report.

Philip George Harwood
John Robert Morris

BY ORDER OF THE BOARD



John R Morris FCMA CGMA AIRPM
Director
21 January 2013

Registered office: 15 Windsor Road, Swindon SN3 1JP www.charminsterclose.co.uk
Company Number 01274809

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Profit and Loss Account

For the year ended 31 December:-

		2012	2011
	Note	£	£
TURNOVER	2	29,150	28,480
Operating charges		(30,951)	(13,940)
OPERATING (LOSS)/PROFIT		(1,801)	14,540
Interest receivable	7	283	339
(LOSS)/PROFIT FOR THE FINANCIAL YEAR	8	(1,518)	14,879

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Balance Sheet as at:-					
	Note	31st December 2012		31st December 2011	
		£	£	£	£
Current Assets					
Cash at Bank		60,758		57,354	
Debtors	3	2,665		4,280	
		63,423		61,634	
Creditors : Amounts falling due within one year	4	(7,990)		(4,683)	
Net Current Assets			55,433		56,951
Total Assets Less Current Liabilities			55,433		56,951
Capital and Reserves					
Called up share capital	5		30		30
Shareholders' Funds - equity interests			30		30
Service Charge reserves	8		31,403		37,721
Designated Reserve (roof fund)	8		24,000		19,200
Service Charge reserves	12		55,403		56,921
Total			55,433		56,951

- a. For the year ending 31 December 2012 the company was entitled to exemption under section 477(2) of the Companies Act 2006.
- b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- c. The directors acknowledge their responsibility for:
- ensuring the company keeps accounting records which comply with Section 386; and
 - preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

Philip Harwood



Director

The financial statements were approved by the board of directors on 21 January 2013

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Cash flow statement	Note	2012	2011
		£	£
Net cash inflow from operating activities	9	3,121	10,036
Returns on investments and servicing of finance			
Interest received	7	283	339
Increase in cash		3,404	10,375

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2012

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.

	<u>31.12.12</u>	<u>31.12.12</u>	<u>31.12.11</u>	<u>31.12.11</u>
		£		£
Service Charges		25,050		25,050
Other income:				
Instalment fees	1,300		1,440	
Ground Rent	1,950		1,950	
Assignment and other fees	850	4,100	40	3,430
		<u>29,150</u>		<u>28,480</u>

3 DEBTORS

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Trade Debtors (outstanding Service Charges*)	391	2,110
Prepaid expenses	2,274	2,170
	<u>2,665</u>	<u>4,280</u>

*Flat 1 £96, Flat 9 £198, Flat 11 £80, Flat 19 £17.

4 CREDITORS: Amounts falling due within one year

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Accrued expenses	1,119	2,791
Leaseholders' RTE fund	1,830	1,812
Service Charges received in advance	5,041	80
	<u>7,990</u>	<u>4,683</u>

5 SHARE CAPITAL

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
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

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Bank Interest (net of tax)	40	304
Interest on Service Charges	243	35
	<u>283</u>	<u>339</u>

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2012

8 RECONCILIATION OF PROFIT AND LOSS RESERVES

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2012	56,921	19,200	37,721
Retained loss for the year	(1,518)	4,800	(6,318)
As at 31st December 2012	<u>55,403</u>	<u>24,000</u>	<u>31,403</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

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Operating (loss)/profit	(1,801)	14,540
Decrease/(increase) in debtors (note 3)	1,615	(2,236)
Increase/(decrease) in operating creditors (note 4)	3,307	(2,268)
Net cash inflow from operating activities	<u>3,121</u>	<u>10,036</u>

10 Analysis of changes in cash during the year.

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Balance brought forward	57,354	46,979
Net cash inflow	3,404	10,375
Balance at year-end	<u>60,758</u>	<u>57,354</u>

11 Detailed Profit & Loss

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Total Income (note 2)	29,150	28,480
Service Charge expenditure:		
Insurance	(3,460)	(3,112)
Electricity	(239)	(103)
Cleaning	(1,540)	(830)
Grounds maintenance	(3,208)	(2,148)
Repairs and maintenance	(4,670)	(478)
CCTV system	(5,025)	-
Communal door ramps	-	(2,350)
Communal door repairs	(2,420)	-
Communal electrics upgrade	-	(1,285)
Door entry system	(7,128)	-
Communal TV aerial system	(392)	(424)
Asbestos Report	0	(474)
Sundry	(209)	(94)
Companies House fees	(40)	(42)
Accountancy	(670)	(650)
	<u>(29,001)</u>	<u>(11,990)</u>
Ground rent	(1,950)	(1,950)
Total expenditure	<u>(30,951)</u>	<u>(13,940)</u>
Operating (loss)/profit	(1,801)	14,540
Add Interest receivable (note 7)	283	339
Retained (loss)/profit prior to transfer to reserves	<u>(1,518)</u>	<u>14,879</u>
Transfer to Designated Roof Fund (note 8)	(4,800)	(4,800)
Transfer (from)/to General Reserves (note 8)	<u>(6,318)</u>	<u>10,079</u>

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2012

12 Income and Expenditure Account

- as will be required by the Commonhold and Leasehold Reform Act 2002

Income:

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Service Charges receivable from tenants		
Service Charges	25,050	25,050
Additional income	3,250	3,390
Total	<u>28,300</u>	<u>28,440</u>
Interest (net of tax)	283	339
Other Income: - lease transfer fees	850	40
Total Income	<u>29,433</u>	<u>28,819</u>

Expenditure:

Repairs and Maintenance

Communal TV system maintenance	392	424
Communal door repairs (prior year door ramps)	2,420	2,350
Door entry system	7,128	-
CCTV system (prior year: communal electric upgrade)	5,025	1,285
Other repairs, maintenance and cleaning	6,210	1,782
	<u>21,175</u>	<u>5,841</u>

Grounds Maintenance

	3,208	2,148
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Professional Fees

Accountancy fees	670	650
Accountancy Section 21 report	-	-
	<u>670</u>	<u>650</u>

Insurance

	3,460	3,112
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Utilities

Electric	239	103
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General Expenses

Postage and Stationery	209	94
Companies House Fees	40	42
	<u>249</u>	<u>136</u>

Total Expenditure

	<u>29,001</u>	<u>11,990</u>
Plus Ground Rent	1,950	1,950
(Deficit)/Surplus at end of accounting period	(1,518)	14,879
Surplus transferred to designated roof repair sinking fund	(4,800)	(4,800)
(Deficit)/Surplus Transferred (from)/to Reserves	<u>(6,318)</u>	<u>10,079</u>

Balancing Statement

Assets

	<u>31.12.12</u>	<u>31.12.11</u>
	£	£
Sums paid in this period but relating to a subsequent period	2,274	2,170
Service Charges not yet received	391	2,110
Cash at bank	60,758	57,354
	<u>63,423</u>	<u>61,634</u>

Liabilities

Service Charges received in advance	(5,041)	(80)
Leaseholders' RTE fund	(1,830)	(1,812)
Charminster Close Residents Company Ltd share capital	(30)	(30)
Costs relating to this or previous period but not yet paid	(1,119)	(2,791)
Current Liabilities	<u>(8,020)</u>	<u>(4,713)</u>

Net Assets

	<u>55,403</u>	<u>56,921</u>
Designated Reserve brought forward	19,200	14,400
Designated reserve roof repairs from current year	4,800	4,800
	<u>24,000</u>	<u>19,200</u>

Reserves brought forward
Transfer (from)/to reserves

Surplus to reserves

Reserve Funds

	37,721	27,642
	<u>(6,318)</u>	<u>10,079</u>
	31,403	37,721
	<u>55,403</u>	<u>56,921</u>