

Charminster Close Residents Company Ltd

Financial Statements for the year ended

31 December 2017

Company Number 01274809

Charminster Close Residents Company Ltd

YEAR ENDED 31ST DECEMBER 2017

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CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2017

The Directors submit their report together with the financial statements for the year ended 31st December 2016.

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.
- d) the Memorandum and Articles of Association of the company.

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 appointed Charminster Close Resident's Company Ltd to manage the property on behalf of the leaseholders.

The Service Charge for the was £1,044 (2016: £1,032) inclusive of annual ground rent of £65 (2016: £65) per flat. The majority of the leaseholders exercised their right to collective enfranchisement during the year and purchased the freehold of the site from the freeholder. As a result the company ceased to be a party to a head-lease and its responsibilities transferred to Charminster Close Freehold Limited. For practical reasons Charminster Close Freehold Limited engaged the company to act on its behalf from the date that it purchased the freehold to the end of 2017.

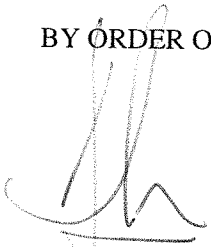
DIRECTORS

The following directors held office during the whole period from 1 January 2017 to the date of this report.

Philip George Harwood

John Robert Morris

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Director

25 January 2018

Registered office:

15 Windsor Road

Swindon

SN3 1JP

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED
Registered number 01274809

Income Statement

For the year ended 31 December:-

		2017	2016
	Note	£	£
TURNOVER	2	30,430	30,210
Operating charges	11	(21,279)	(22,527)
OPERATING SURPLUS		9,151	7,683
Interest receivable	7	682	688
SURPLUS FOR THE FINANCIAL YEAR	8	9,833	8,371

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

Registered number 01274809

Balancing Statement as at:-

		31 December 2017		31 December 2016	
	Note	£	£	£	£
Current Assets					
Cash at bank		93,637		87,340	
Debtors	3	3,719		3,679	
		<u>97,356</u>		<u>91,019</u>	
Creditors : Amounts falling due within one year	4	(14,889)		(18,385)	
Net Current Assets			82,467		72,634
Total Assets Less Current Liabilities			<u><u>82,467</u></u>		<u><u>72,634</u></u>
Capital and Reserves					
Called up share capital	5	30		30	
Shareholders' Funds - equity interests		<u>30</u>		<u>30</u>	
Service Charge reserves	8	34,437		29,404	
Designated Reserve (roof fund)	8	48,000		43,200	
Service Charge reserves	12	<u>82,437</u>		<u>72,604</u>	
Shareholders' funds			<u><u>82,467</u></u>		<u><u>72,634</u></u>

a. For the year ending 31 December 2017 the company was entitled to exemption from audit under section 477 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:

i. ensuring the company keeps accounting records which comply with Section 386; and

ii. 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.

The financial statements were approved by the board of directors on 25 January 2018 and signed on its behalf by:



Philip Harwood - Director

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)

Cash flow statement

	Note	2017 £	2016 £
Net cash inflow from operating activities	9	5,615	10,574
Returns on investments and servicing of finance			
Interest received	7	682	688
Increase in cash		<u>6,297</u>	<u>11,262</u>

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2017

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the financial Reporting Standard for Smaller Entities (effective January 2015).

2 TURNOVER

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

	<u>31.12.17</u>	<u>31.12.17</u>	<u>31.12.16</u>	<u>31.12.16</u>
		£		£
Service Charges		27,570		27,210
Other income:				
Instalment fees	910		1,020	
Ground rent	1,950		1,950	
Other income - <i>bank error compensation</i>	0	2,860	30	3,000
		<u>30,430</u>		<u>30,210</u>

3 DEBTORS

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Trade debtors - <i>outstanding service charges*</i>	192	0
Prepaid expenses - <i>insurance paid in advance</i>	3,527	3,679
	<u>3,719</u>	<u>3,679</u>

*No 18; £192.

4 CREDITORS: Amounts falling due within one year

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Accrued expenses	1,401	1,392
Service charges received in advance	13,488	16,993
	<u>14,889</u>	<u>18,385</u>

5 SHARE CAPITAL

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
<u>Allotted, called up and paid:</u>		
ordinary shares of £1 each	30	30

6 RELATED PARTY DISCLOSURES

Philip George Harwood

During the year Philip Harwood was charged service charges and ground rent by the company of £984 (2016: £972). At the end of the year £984 was received in advance for 2018 (2016: £984 received in advance of 2017 charges)

John Robert Morris FCMA CGMA MIRPM

During the year John Morris together with his wife Diana Morris were charged service charges and ground rent of £1,968 (2016: £1,944). At the end of the year £1,968 (2016: £1,968) was received in advance in respect of the charges due for the following year. John Morris and Diana Morris were employed by the company and each paid £1,475 (2016: £1,437) as managing agents. Accounting Services Ltd a company partly owned by John Morris charged £720 (2016: £720) including VAT in accountancy fees. These amounts are included as part of the relevant costs in the Income and Expenditure account.

7 INTEREST RECEIVABLE

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Bank Interest	682	688
Interest on service charge arrears	0	0
	<u>682</u>	<u>688</u>

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2017

8 RECONCILIATION OF RESERVES

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2017	72,604	43,200	29,404
Surplus for the year	9,833	4,800	5,033
As at 31st December 2017	82,437	48,000	34,437

The Designated Reserve is a sinking fund established to provide funds to maintain the flat roofs. The directors consider that at the current rate of funding the reserve should be sufficient to provide for the costs to the next re-roofing works anticipated in about 2023 at a cost estimated at £72,000.

9. - 10.

NOTES TO THE CASH FLOW STATEMENT

9 Reconciliation of operating surplus to operating cash flows	31.12.17	31.12.16
	£	£
Operating surplus	9,151	7,683
(Increase)/decrease in debtors (note 3)	(40)	86
(Decrease)/increase in operating creditors (note 4)	(3,496)	2,805
Net cash inflow from operating activities	5,615	10,574

10 Analysis of changes in cash during the year.	31.12.17	31.12.16
	£	£
Balance brought forward	87,340	76,078
Net cash inflow	6,297	11,262
Balance at year-end	93,637	87,340

11 Detailed Income and Expenditure	31.12.17	31.12.16
	£	£
Total Income (note 2)	30,430	30,210
Service Charge expenditure:		
Insurance	(6,616)	(6,095)
Electricity	(574)	(504)
Cleaning	(1,984)	(1,985)
Window cleaning	(495)	(528)
Grounds maintenance	(2,725)	(2,337)
Repairs and maintenance:		
Boundary repairs and railings	(2,162)	0
Porch canopy repairs	0	(920)
CCTV system	0	(1,764)
Other	(1,141)	(2,762)
Managing agent fee	(2,950)	(2,875)
Sundry	(46)	(39)
Companies House and data protection fees	(61)	(48)
Accountancy	(720)	(720)
	(19,474)	(20,577)
Ground rent	(1,805)	(1,950)
Total expenditure	(21,279)	(22,527)
Operating surplus	9,151	7,683
Add interest receivable (note 7)	682	688
Surplus prior to transfer to reserves	9,833	8,371
Transfer to designated roof fund (note 8)	(4,800)	(4,800)
Transfer to general reserves (note 8)	5,033	3,571