

# **Charminster Close Residents Company Ltd**

Financial Statements for the year ended

31 December 2019

Company Number 01274809

# **Charminster Close Residents Company Ltd**

**YEAR ENDED 31ST DECEMBER 2019**

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**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31ST DECEMBER 2019**

The directors submit their report together with the financial statements for the year ended 31st December 2019.

**PRINCIPAL ACTIVITIES**

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

**BUSINESS REVIEW**

In 2018 the majority of the leaseholders participated in the purchase of the freehold of Charminster Close, Swindon by Charminster Close Freehold Ltd. The participating leaseholders subsequently extended their leases to 999 years and ceased paying ground rent.

For convenience the company has continued to account for service charges on behalf of the freeholder.

**SERVICE CHARGE ACCOUNTS**

The directors have produced the statutory accounts to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the freeholder.

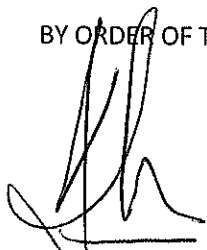
**DIRECTORS**

The following directors held office during the whole period from 1 January 2019 to the date of this report.

Philip George Harwood

John Robert Morris

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Director

10 January 2020

Registered office:

15 Windsor Road

Swindon

SN3 1JP

[www.charminsterclose.co.uk](http://www.charminsterclose.co.uk)

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**  
**Registered number 01274809**

**Income Statement**

**For the year ended 31 December:-**

		<b>2019</b>	<b>2018</b>
	Note	£	£
TURNOVER	3	29,310	30,540
Operating charges	11	(18,669)	(19,418)
<b>OPERATING SURPLUS</b>		<b>10,641</b>	<b>11,122</b>
Interest receivable	7	1,037	824
<b>SURPLUS FOR THE FINANCIAL YEAR</b>	8	<b>11,678</b>	<b>11,946</b>

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED**  
Registered number 01274809

**Balancing Statement as at:-**

		31 December 2019		31 December 2018	
	Note	£	£	£	£
<b>Current Assets</b>					
Cash at bank		121,917		107,561	
Debtors	4	2,089		4,576	
		<u>124,006</u>		<u>112,137</u>	
<b>Creditors : Amounts falling due within one year</b>	5	(17,915)		(17,724)	
<b>Net Current Assets</b>			<b>106,091</b>		<b>94,413</b>
<b>Total Assets Less Current Liabilities</b>			<b><u>106,091</u></b>		<b><u>94,413</u></b>
<b>Capital and Reserves</b>					
Called up share capital			30		30
<b>Shareholders' Funds - equity interests</b>			<u>30</u>		<u>30</u>
Service Charge reserves	8		48,461		41,583
Designated Reserve (roof fund)	8		57,600		52,800
<b>Service Charge reserves</b>	12		<u>106,061</u>		<u>94,383</u>
<b>Shareholders' funds</b>			<b><u>106,091</u></b>		<b><u>94,413</u></b>

- a. For the year ending 31 December 2019 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:

- 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.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors on 10 January 2020 and signed on its behalf by:



Philip Harwood - director

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime.

**2 STATUTORY INFORMATION**

Charminster Close Residents Company Limited is a private company, limited by shares of £1.00 each, registered in England and Wales. The company's registered number and registered office address can be found on the Directors' Report page.

**3 TURNOVER**

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

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Service Charges	28,290	29,520
Instalment fees	1,020	1,020
Ground rent	-	-
	<u>29,310</u>	<u>30,540</u>

**4 DEBTORS**

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Trade debtors - <i>outstanding service charges*</i>	195	211
Other debtors	-	13
Prepaid expenses - <i>insurance paid in advance</i>	1,894	4,352
	<u>2,089</u>	<u>4,576</u>

\*No 5; £59, No 14; £87, No 16; £65.

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

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Accrued expenses	3,435	4,792
Service charges received in advance	14,480	12,932
	<u>17,915</u>	<u>17,724</u>

**6 RELATED PARTY DISCLOSURES**

**Philip George Harwood**

During the year Philip Harwood was charged service charges by the company of £943 (2018: £919). At the end of the year £1,032 was received in advance for the following year's charges (2018: £943).

**John Robert Morris FCMA CGMA MIRPM**

During the year John Morris and his wife Diana Morris were jointly charged service charges of £1,886 (2018: £1,838). At the end of the year £2,064 (2018: £1,838) was received in advance for the following year's charges. John Morris and Diana Morris were employed by the company and each paid £1,587 (2018: £1,537) as managing agents. Accounting Services Ltd a company partly owned by John Morris charged £720 (2018: £720) including VAT for accountancy. These amounts are included as part of the relevant costs in the Income and Expenditure account.

**7 INTEREST RECEIVABLE**

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Bank interest	1037	824

**CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED (Registered number 01274809)**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019**

**8 RECONCILIATION OF RESERVES**

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2019	94,383	52,800	41,583
Surplus for the year	11,678	4,800	6,878
As at 31st December 2019	106,061	57,600	48,461

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.

The non-designated reserve is a general reserve established to provide funds to meet unexpected future expenses without the need to supplementary charges. The directors consider that this fund should be held at a level equal to approximately two years of service charge income.

<b>9 Reconciliation of operating surplus to operating cash flows</b>	<b>31.12.19</b>	<b>31.12.18</b>
	£	£
Operating surplus	10,641	11,122
Decrease/(increase) in debtors (note 4)	2,487	(857)
Increase in operating creditors (note 5)	191	2,835
<b>Net cash inflow from operating activities</b>	<b>13,319</b>	<b>13,100</b>
<b>10 Analysis of changes in cash during the year.</b>	<b>31.12.19</b>	<b>31.12.18</b>
	£	£
Balance brought forward	107,561	93,637
Net cash inflow from operating activities (note 9)	13,319	13,100
Interest received (note 7)	1,037	824
Balance at year-end	<b>121,917</b>	<b>107,561</b>
<b>11 Detailed Income and Expenditure</b>	<b>31.12.19</b>	<b>31.12.18</b>
	£	£
Total Income (note 3)	29,310	30,540
Service Charge expenditure:		
Insurance	(6,246)	(7,755)
Electricity	(553)	(606)
Cleaning	(1,820)	(1,974)
Window cleaning	(495)	(535)
Grounds maintenance	(2,600)	(2,200)
Repairs and maintenance:		
Boundary repairs and railings		(1,848)
CCTV system		(155)
Other	(2,991)	(450)
Managing agent fee	(3,175)	(3,075)
Sundry	(21)	(52)
Companies House and data protection fees	(48)	(48)
Accountancy	(720)	(720)
	<b>(18,669)</b>	<b>(19,418)</b>
Operating surplus	10,641	11,122
Add interest receivable (note 7)	1,037	824
<b>Surplus prior to transfer to reserves</b>	<b>11,678</b>	<b>11,946</b>
Transfer to designated roof fund (note 8)	(4,800)	(4,800)
<b>Transfer to general reserves (note 8)</b>	<b>6,878</b>	<b>7,146</b>