

Kimmeridge Close Residents Company Limited

Financial Statements for the year ended

31 December 2016

Company Number 01186524

Kimmeridge Close Residents Company Limited

YEAR ENDED 31ST DECEMBER 2016

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Kimmeridge Close Residents Company Limited (Registered number 01186524)

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2016

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 Kimmeridge 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

Following a section 20 consultation exercise three of the six blocks had new flat roofs installed in 2015. In 2016 new roofs were installed to the remaining three blocks.

As agreed at the members' AGM work undertaken in the year included: commissioning an asbestos survey of the communal areas, installation of CCTV cameras, installation of a door access system to the communal doors and installation of communal WiFi making free broadband internet available for residents. The window cleaning service was restored after ceasing the service in 2015 due to financial constraints.

The electricity supply was transferred to Green Energy UK reducing the cost by two thirds.

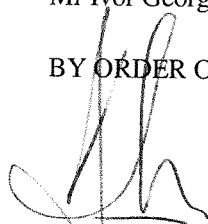
The buildings insurance was transferred from the freeholder's agent reducing the annual renewal cost by a third.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2016 to the date of this report.

Mr David John Fallis
Mrs Janet Lesley Hawkins
Mr Andrew Ody
Mr Ivor George Stuckley

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM
Company Secretary
14 February 2017

Registered office:
15 Windsor Road
Swindon
SN3 1JP

Kimmeridge Close Residents Company Limited
Registered number 01186524

Income Statement

For the year ended 31 December:-

		2016	2015
	Note	£	£
TURNOVER	2	39,250	25,056
Operating charges	11	(54,090)	(56,607)
OPERATING DEFICIT		(14,840)	(31,551)
Interest receivable	7	1,465	1,441
DEFICIT FOR THE FINANCIAL YEAR	8	(13,375)	(30,110)

Kimmeridge Close Residents Company Limited
Registered number 01186524

Balancing Statement as at:-

	Note	31 December 2016		31 December 2015	
		£	£	£	£
Current Assets					
Cash at bank		24,318		31,971	
Debtors	3	6,885		7,925	
		<u>31,203</u>		<u>39,896</u>	
Creditors : Amounts falling due within one year	4	(11,810)		(7,128)	
Net Current Assets			19,393		32,768
Total Assets Less Current Liabilities			<u><u>19,393</u></u>		<u><u>32,768</u></u>
Capital and Reserves					
Called up share capital	5		36		36
Shareholders' Funds - equity interests			<u>36</u>		<u>36</u>
Service Charge reserves	8		15,357		32,732
Designated Reserve (roof fund)	8		4,000		0
Service Charge reserves	12		<u>19,357</u>		<u>32,732</u>
Shareholders' funds			<u><u>19,393</u></u>		<u><u>32,768</u></u>

- a. For the year ending 31 December 2016 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 14 February 2017 and signed on its behalf by:


 Mrs Janet Hawkins - Director

Kimmeridge Close Residents Company Limited
Registered number 01186524

Cash flow statement

	Note	2016 £	2015 £
Net cash outflow from operating activities	9	(9,118)	(20,864)
Returns on investments and servicing of finance			
Interest received	7	1,465	1,441
Decrease in cash		<u>(7,653)</u>	<u>(19,423)</u>

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2016

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>31.12.16</u>	<u>31.12.16</u>	<u>31.12.15</u>	<u>31.12.15</u>
		£		£
Service Charges		34,812		22,716
Other income:				
Payment discount not taken up	1,920		-	
Ground rent	2,340		2,340	
Other income	178	4,438	-	2,340
		<u>39,250</u>		<u>25,056</u>

3 DEBTORS

	<u>31.12.16</u>	<u>31.12.15</u>
	£	£
Trade debtors - <i>outstanding service charges</i>	1,456	5,632
Other debtors - <i>due from previous managing agent</i>	3,234	120
Prepaid expenses - <i>insurance paid in advance</i>	2,195	2,173
	<u>6,885</u>	<u>7,925</u>

4 CREDITORS: Amounts falling due within one year

	<u>31.12.16</u>	<u>31.12.15</u>
	£	£
Accrued expenses - <i>costs paid after year end</i>	1,985	893
Other creditors - <i>service charges received in advance</i>	9,825	6,235
	<u>11,810</u>	<u>7,128</u>

5 SHARE CAPITAL

	<u>31.12.16</u>	<u>31.12.15</u>
	£	£
<u>Allotted, called up and paid:</u>		
ordinary shares of £1 each	36	36

6 RELATED PARTY DISCLOSURES

Mr David John Fallis

During the year the director incurred service charges and ground rent charged by the company of £1,092 (2015: £696). At the end of the year £91 was received in advance for 2017 (2015: £33 received in advance of 2016 charges).

Mrs Janet Lesley Hawkins

During the year the director incurred service charges and ground rent charged by the company of £2,184 (2015: £1,392). At the end of the year £441 was due to the company (2015: £348 received in advance of 2016 charges).

Mr Andrew Ody

During the year the director incurred service charges and ground rent charged by the company of £1,092 (2015: £696). At the end of the year £182 was due to the company (2015: £nil).

Mr Ivor George Stuckley

During the year the director incurred service charges and ground rent charged by the company of £1,092 (2015: £696). At the end of the year £nil was due to the company (2015: £nil).

7 INTEREST RECEIVABLE

	<u>31.12.16</u>	<u>31.12.15</u>
	£	£
Bank Interest	273	250
Interest on service charge arrears	1,192	1,191
	<u>1,465</u>	<u>1,441</u>

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2016

8 RECONCILIATION OF RESERVES

	Total £	Service Charges allocated as:	
		Designated £	Non-Designated £
As at 1st January 2016	32,732	0	32,732
Deficit for the year	(13,375)	4,000	(17,375)
As at 31st December 2016	<u>19,357</u>	<u>4,000</u>	<u>15,357</u>

The Designated Reserve is a sinking fund established to provide funds to maintain the flat roofs. The transfer to reserves will be increased in 2017 to £5,500 annually. The directors consider that at that rate of funding the reserve should be sufficient to provide for the costs to the next re-roofing works anticipated in about 2031 at a cost estimated at £86,000.

9. - 10. NOTES TO THE CASH FLOW STATEMENT

9 Reconciliation of operating deficit to operating cash flows

	31.12.16	31.12.15
	£	£
Operating deficit	(14,840)	(31,551)
Decrease in debtors (note 3)	1,040	7,033
Increase in operating creditors (note 4)	4,682	3,654
Net cash inflow/outflow from operating activities	<u>(9,118)</u>	<u>(20,864)</u>

10 Analysis of changes in cash during the year.

	31.12.16	31.12.15
	£	£
Balance brought forward	31,971	51,394
Net cash outflow	(7,653)	(19,423)
Balance at year-end	<u>24,318</u>	<u>31,971</u>

11 Detailed Income and Expenditure

	31.12.16	31.12.15
	£	£
Total Income (note 2)	39,250	25,056
Service Charge expenditure:		
Insurance	(3,545)	(4,267)
Electricity	(101)	(328)
Cleaning	(1,931)	(1,033)
Window cleaning	(672)	-
Grounds maintenance	(4,332)	(6,745)
Legal fees recovered/paid	315	(315)
Costs recovery from previous agent	2,147	-
Repairs and maintenance:		
Asbestos survey	(714)	-
Roof repairs	(30,080)	(30,530)
Lighting	(623)	(2,573)
Door entry and CCTV system	(6,616)	-
Other	(1,570)	(5,726)
Managing agent fee	(3,430)	(2,185)
Sundry	(86)	(109)
Bank charges refunded and compensation received/charges	136	(96)
Companies House and data protection fees	(48)	-
Accountancy	(600)	(360)
Ground rent	(2,340)	(2,340)
Total expenditure	<u>(54,090)</u>	<u>(56,607)</u>
Operating deficit	(14,840)	(31,551)
Add interest receivable (note 7)	1,465	1,441
Deficit prior to transfer to reserves	<u>(13,375)</u>	<u>(30,110)</u>
Transfer to Designated Roof Fund (note 8)	(4,000)	-
Transfer from General Reserves (note 8)	<u>(17,375)</u>	<u>(30,110)</u>