

McArthur Court (Swindon) Management Company Limited

Report of the Directors and Financial Statements for the Year Ended

31 December 2020
Company Number 04705202

McArthur Court (Swindon) Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2020

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McArthur Court (Swindon) Management Company Limited - Registered number 04705202

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2020

The Directors submit their report together with the financial statements for the year ended 31st December 2020.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

Principal activities

The principal activities of the company are to manage, maintain and administer land and leasehold buildings at McArthur Court, comprising Padstow Road and Saltash Road, Swindon.

The company operates under the terms of:

- a) the leases entered into between the company, leaseholders and the freeholder
- b) the deeds of covenant between freeholders of houses on the site and the company.
- c) the Articles of Association of the company.

The company's members are the leaseholders of 197 apartments and 17 coach houses together with the freeholders of 73 houses at McArthur Court, Swindon, a total of 287 properties. In order to meet the expenses of maintaining the site the company charge its members an annual Service Charge. This is made up as follows:

Estate Charges:

All 287 members representing all the properties at Saltash Road and Padstow Road, Swindon pay towards expenditure relating to the estate, this includes grounds maintenance and shared expenses of running the company.

Apartment Charges:

The 197 apartment members pay towards expenditure relating to expenditure on the "Common Parts" (including maintenance and insurance of the communal areas of the apartment buildings), of these 35 members are charged directly by the freeholder leaving 162 charged by the company.

Lifts:

The 11 apartment leaseholders with a lift in their building pay equally for expenditure relating specifically to the lift.

Coach Houses:

The 17 coach house leaseholder members pay towards expenditure relating specifically to "Coach House charges", of these 3 member's are charged directly by the freeholder leaving 14 charged by the company.

Ground Rent:

The company charges ground rent to 162 apartment and 14 coach house members. This income is paid in total to the freeholder.

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the period 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 members.

DIRECTORS

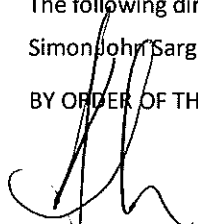
The directors shown below have held office during the whole of the period from 1 January 2020 to the date of these accounts.

Stuart Barriball
Anthony Edward Clarkson
Andrew Stephen Crellin
Graham John Robinson
Jane Elizabeth Russell

The following director was appointed in the period from 1 January 2020 to the date of these accounts .

Simon John Sargent - appointed 19 August 2020.

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM - Company Secretary
29 January 2021

Registered office: 15 Windsor Road, Swindon SN3 1JP
www.mcarthurcourt.rmcweb.site

McArthur Court (Swindon) Management Company Limited
Registered number 04705202

Income Statement

For the year ended 31 December 2020

		31.12.20	31.12.19
	Note	£	£
Turnover	3	205,169	215,322
Operating charges	10	(148,003)	(164,883)
Operating surplus		57,166	50,439
Interest receivable	6	1,837	1,453
Retained surplus for the year	7	59,003	51,892

McArthur Court (Swindon) Management Company Limited
Registered number 04705202

Balancing Statement
31 December 2020

	Notes	31.12.20		31.12.19	
		£	£	£	£
Current Assets					
Cash at Bank		435,735		378,543	
Debtors	4	<u>25,985</u>		<u>16,295</u>	
		461,720		394,838	
Creditors:					
Amounts falling due within one year	5	(52,890)		(45,011)	
Net Current Assets			<u>408,830</u>		<u>349,827</u>
Total Assets Less Current Liabilities			<u><u>408,830</u></u>		<u><u>349,827</u></u>
Capital and Reserves					
Service Charge reserves:					
Estate	7		13,520		9,102
Apartments	7		372,975		320,155
Lifts	7		10,956		9,178
Coach Houses	7		11,379		11,392
Total members' funds			<u><u>408,830</u></u>		<u><u>349,827</u></u>

For the year ending 31 December 2020 the company was entitled to exemption under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

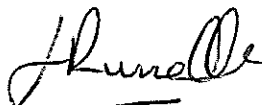
The directors acknowledge their responsibility for:

a) ensuring the company keeps accounting records which comply with Section 386 and 387 of the Companies Act 2006 and

b) 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 each financial year, in accordance with the requirements of section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, 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 29 January 2021 and were signed on its behalf by:



Jane Elizabeth Russell

McArthur Court (Swindon) Management Company Limited - Registered number 04705202

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2020

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

McArthur Court (Swindon) Management Company Limited is a private company, limited by guarantee, 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>31.12.20</u>		<u>31.12.19</u>
	£		£
Service charges:			
Estate charges (<i>all 287 properties</i>)	58,005	53,676	
Apartment charges (<i>162 properties</i>)	115,004	129,265	
Lift charges (<i>11 properties</i>)	3,500	2,819	
Coach Houses (<i>14 properties</i>)	2,500	3,402	
Ground rent	<u>26,160</u>		<u>26,160</u>
	<u>205,169</u>		<u>215,322</u>

4 DEBTORS

	<u>31.12.20</u>		<u>31.12.19</u>
	£		£
Trade debtors (<i>outstanding ground rent and service charges</i>)	9,900		6,794
Prepaid expenses (<i>expenses paid in advance relating to following year</i>)	<u>16,085</u>		<u>9,501</u>
	<u>25,985</u>		<u>16,295</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.20</u>		<u>31.12.19</u>
	£		£
Accrued expenses (<i>expenses unpaid at the year-end</i>)	11,802		8,053
Other creditors (<i>service charges received in advance</i>)	<u>41,088</u>		<u>36,958</u>
	<u>52,890</u>		<u>45,011</u>

6 INTEREST RECEIVABLE

	<u>31.12.20</u>		<u>31.12.19</u>
	£		£
Bank interest receivable	1,837		1,453

7 RECONCILIATION OF RESERVES

	Balance brought forward	(Deficit)/ surplus	Reserves at year-end
	£	£	£
Estate charges	9,102	4,418	13,520
Apartment charges	320,155	52,820	372,975
Lift charges	9,178	1,778	10,956
Coach Houses	11,392	(13)	11,379
	<u>349,827</u>	<u>59,003</u>	<u>408,830</u>

RESERVE POLICY

The directors consider it is prudent to hold reserves of at least two years service charge income to meet large irregular items of expenditure without the need for large variations in the level of service charges from year to year.

McArthur Court (Swindon) Management Company Limited - Registered number 04705202

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2020

The following notes do not form part of the statutory financial statements:

8 Reconciliation of operating surplus to operating cash flows

	<u>31.12.20</u>	<u>31.12.19</u>
Operating surplus	£	£
(Increase)/decrease in debtors (note 4)	57,166	50,439
Increase/(decrease) in operating creditors (note 5)	(9,690)	19,726
Net cash inflow from operating activities	<u>7,879</u>	<u>(4,507)</u>
	<u>55,355</u>	<u>65,658</u>

9 Analysis of changes in cash during the year.

	<u>31.12.20</u>	<u>31.12.19</u>
Balance brought forward	£	£
Net cash inflow from operating activities (note 8)	378,543	311,432
Interest received (note 6)	55,355	65,658
Balance at year-end	<u>1,837</u>	<u>1,453</u>
	<u>435,735</u>	<u>378,543</u>

10 Detailed Income & Expenditure

Current year	<u>31.12.20</u>	<u>31.12.20</u>	<u>31.12.20</u>	<u>31.12.20</u>	<u>31.12.20</u>	<u>31.12.20</u>
	Ground rents	Estate	Apartments	Lifts	Coach Houses	Total
	£	£	£	£	£	£
Income (note 3)	26,160	58,005	115,004	3,500	2,500	205,169
Service charge expenditure:						
Grounds maintenance	-	(15,690)	-	-	-	(15,690)
Refuse collection	-	(2,404)	-	-	-	(2,404)
Maintenance - electrical	-	(898)	(1,283)	-	-	(2,181)
Maintenance - redecoration	-	-	(11,066)	-	-	(11,066)
Maintenance - fire prevention	-	-	(1,175)	-	-	(1,175)
Maintenance - roof repairs	-	-	(3,984)	-	(427)	(4,411)
Maintenance - window cleaning	-	-	(596)	-	-	(596)
Maintenance - general	-	(2,737)	(6,298)	(1,289)	-	(10,324)
BT Openreach	-	-	-	-	-	-
Fire risk assessment	-	-	-	-	-	-
Water	-	-	-	-	-	-
Accountancy	-	(960)	-	-	-	(960)
Professional fees (headlease amendment)	-	(1,476)	-	-	-	(1,476)
Management fees	-	(27,798)	-	-	-	(27,798)
Insurance - site and buildings*	-	(1,118)	(19,150)	-	(2,086)	(22,354)
Insurance - engineering	-	-	-	(433)	-	(433)
Insurance - directors and officers	-	(146)	-	-	-	(146)
Bank charges	-	-	-	-	-	-
Companies House fee	-	(13)	-	-	-	(13)
Sundry	-	(347)	-	-	-	(347)
Electricity	-	-	(5,348)	-	-	(5,348)
Cleaning	-	-	(15,121)	-	-	(15,121)
Ground rent to freeholder	(26,160)	-	-	-	-	(26,160)
Total expenditure	<u>(26,160)</u>	<u>(53,587)</u>	<u>(64,021)</u>	<u>(1,722)</u>	<u>(2,513)</u>	<u>(148,003)</u>
Operating (deficit)/surplus	<u>0</u>	4,418	50,983	1,778	(13)	57,166
Add interest receivable (note 6)	-	-	1,837	-	-	1,837
Transfer (from)/ to reserves (note 7)	<u>4,418</u>	<u>52,820</u>	<u>1,778</u>	<u>(13)</u>	<u>59,003</u>	<u>59,003</u>

*The directors have allocated 5% of the insurance premium to the common areas.

McArthur Court (Swindon) Management Company Limited - Registered number 04705202**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2020****10 Detailed Income & Expenditure**

Previous year	<u>31.12.19</u>	<u>31.12.19</u>	<u>31.12.19</u>	<u>31.12.19</u>	<u>31.12.19</u>	<u>31.12.19</u>
	Ground rents	Estate	Apartments	Lifts	Coach Houses	Total
	£	£	£	£	£	£
Total Income (note 3)	26,160	53,676	129,265	2,819	3,402	215,322
Service charge expenditure:						
Grounds maintenance	-	(17,020)	-	-	-	(17,020)
Refuse collection	-	(340)	-	-	-	(340)
Maintenance - electrical	-	(1,012)	(1,517)	-	-	(2,529)
Maintenance - redecoration	-	-	(8,665)	-	-	(8,665)
Maintenance - fire prevention	-	-	(2,687)	-	-	(2,687)
Maintenance - roof repairs	-	-	(4,774)	-	-	(4,774)
Maintenance - window cleaning	-	-	-	-	(391)	(391)
Maintenance - general	-	(2,401)	(10,027)	(2,503)	-	(14,931)
BT Openreach	-	(4,684)	-	-	-	(4,684)
Fire risk assessment	-	-	(3,240)	-	-	(3,240)
Water	-	(101)	-	-	-	(101)
Accountancy	-	(2,400)	-	-	-	(2,400)
Professional fees	-	-	-	-	-	-
Management fees	-	(34,014)	-	-	-	(34,014)
Insurance - site and buildings*	-	(946)	(16,255)	-	(1,732)	(18,933)
Insurance - engineering	-	-	-	(391)	-	(391)
Insurance - directors and officers	-	(384)	-	-	-	(384)
Bank charges	-	(15)	-	-	-	(15)
Companies House fee	-	(13)	-	-	-	(13)
Sundry	-	(521)	-	-	-	(521)
Electricity	-	-	(5,377)	-	-	(5,377)
Cleaning	-	-	(17,313)	-	-	(17,313)
Ground rent to freeholder	(26,160)	-	-	-	-	(26,160)
Total expenditure	(26,160)	(63,851)	(69,855)	(2,894)	(2,123)	(164,883)
Operating (deficit)/surplus	<u>0</u>	<u>(10,175)</u>	<u>59,410</u>	<u>(75)</u>	<u>1,279</u>	<u>50,439</u>
Add interest receivable (note 6)	-	-	1,453	-	-	1,453
Transfer (from)/ to reserves (note 7)	-	<u>(10,175)</u>	<u>60,863</u>	<u>(75)</u>	<u>1,279</u>	<u>51,892</u>

* The directors have allocated 5% of the insurance premium to the common areas.