

Heronbridge Close RTM Company Ltd

Report of the Directors and unaudited Financial Statements for the year ended

31 December 2014

Company limited by guarantee No 05494732

Heronbridge Close RTM Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2014

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HERONBRIDGE CLOSE RTM COMPANY LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2014

The Directors submit their report together with the financial statements for the year ended 31st December 2014.

PRINCIPAL ACTIVITIES

The principal activity of the company is to manage, maintain and administer land and buildings at Heronbridge Close, Westlea, Swindon. The company is a "Right To Manage" (RTM) company operating under the standard RTM terms of Memorandum and Articles of Association as determined by the Commonhold and Leasehold Reform Act 2002.

BUSINESS REVIEW

The Right to Manage was acquired on the following dates; numbers 1-6 and 19-24 Heronbridge Close from 1 February 2006, numbers 7-12 from 25 December 2008 and numbers 13-18 from 1 July 2014

The service charge for the year to 31 December 2014 was £525 per property (2013: £525) payable in ten monthly instalments of £52.50 (2013: £52.50) or £465 (2013: £465) if paid in full in advance if no arrears are brought forward. Block 13-18 exercised the right to manage from 1 July 2014. Uncommitted Service charges totalling £461 were transferred from the freeholder in respect of block 13-18 on 17 September 2014.

During the year repairs were made to collapsed drains on block 1-6, railings erected and a gate fitted to the site entrance.

The Service Charge reserves for the block that exercised the Right to Manage during the year will be kept separate from the reserves for the other blocks until such time as the funds are equalised. The directors are pleased to note that there were no Service Charge arrears as at the end of the year.

AUDIT

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

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the year on a consistent basis 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 2014 to the date of this report.

Diana A Morris
John R Morris FCMA CGMA AIRPM

BY ORDER OF THE BOARD

Diana Morris

Diana A Morris
Director
1 January 2015

Registered Office:

15 Windsor Road
Swindon
SN3 1JP

Registered in England No 05494732
www.heronbrdgeclose.co.uk

HERONBRIDGE CLOSE RTM COMPANY LTD
Registered Number 05494732

Income Statement

For the year ended 31 December 2014

		2014	2013
	Notes	£	£
TURNOVER	2	10,425	8,910
Administrative expenses	10	(6,498)	(4,855)
OPERATING SURPLUS		<hr/> 3,927	<hr/> 4,055
Interest receivable and similar income	6	219	46
RETAINED SURPLUS FOR THE FINANCIAL YEAR	7	<hr/> <u>4,146</u>	<hr/> <u>4,101</u>

HERONBRIDGE CLOSE RTM COMPANY LTD
Registered Number 05494732

Balancing Statement as at 31 December 2014		31st December 2014		31st December 2013	
	Notes	£	£	£	£
CURRENT ASSETS					
Cash at Bank		33,965		28,177	
Debtors	3	118		502	
		34,083		28,679	
CREDITORS					
Amounts falling due within one year	4	(6,421)		(5,624)	
NET CURRENT ASSETS			27,662		23,055
TOTAL ASSETS LESS CURRENT LIABILITIES					
			<u>27,662</u>		<u>23,055</u>
RESERVES					
Service charge reserves	7		27,662		23,055
Leaseholders' Funds			<u>27,662</u>		<u>23,055</u>

- a. For the year ending 31 December 2014 the company was entitled to exemption 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.



Diana A Morris

Director

The financial statements were approved by the board of directors on 1 January 2015.

HERONBRIDGE CLOSE RTM COMPANY LTD
Registered Number 05494732

Cash flow statement		2014	2013
	Note	£	£
Net cash inflow from operating activities	8	5,569	3,424
Returns on investments and servicing of finance			
Interest received	6	219	46
Increase in cash		<u>5,788</u>	<u>3,470</u>

HERONBRIDGE CLOSE RTM COMPANY LTD

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2014

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>31.12.14</u>	<u>31.12.13</u>
	£	£
Service Charges	9,765	8,370
Instalment and late payment charges	660	540
	<u>10,425</u>	<u>8,910</u>

3 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Trade Debtors (*outstanding Service Charges*)
Other Debtors (*emergency repair costs recoverable as insurance claim*)
Payments in advance (*prepaid insurance cover*)

	<u>31.12.14</u>	<u>31.12.13</u>
	£	£
-	-	-
-	425	
118	77	
	<u>118</u>	<u>502</u>

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Accrued expenses (costs not yet paid)
Service Charges received from leaseholders in advance

	<u>31.12.14</u>	<u>31.12.13</u>
	£	£
613	1,438	
5,808	4,186	
	<u>6,421</u>	<u>5,624</u>

5 RELATED PARTY DISCLOSURES

During the year the directors John and Diana Morris were employed by the company and each paid £985 (2013: £880) as a Management Fee. Accounting Services Ltd, a company owned by the directors was paid £360 (2013: £302) in accountancy fees. These amounts are included as part of the relevant costs in the Income and Expenditure account.

6 INTEREST RECEIVABLE

Bank Interest

	<u>31.12.14</u>	<u>31.12.13</u>
	£	£
219	46	

HERONBRIDGE CLOSE RTM COMPANY LTD

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2014

7 SERVICE CHARGE RESERVES

	Total	Block 13-18	Blocks 1-12 & 19-24
	£	£	£
As at 1st January 2014	23,055	-	23,055
Transferred from Freeholder 17 September 2014	461	461	-
Surplus - 1 January 2014 to 30 June 2014	2,073	-	2,073
Surplus - 1 July to 31 December 2014*	2,073	518	1,555
Surplus for year (note 10)	4,146	4,146	
As at 31st December 2014	<u>27,662</u>	<u>979</u>	<u>26,683</u>

*The surplus for the half-year from 1 July to 31 December 2014 is allocated 1/4 to block 13-18 and 3/4 to the other three blocks

8. - 9.

NOTES TO THE CASH FLOW STATEMENT

8 Reconciliation of operating surplus to operating cash flows

31.12.14 **31.12.13**

	£	£
Operating surplus	3,927	4,055
Transferred from Freeholder 17 September 2014	461	-
Decrease/(increase) in debtors (note 3)	384	(308)
Increase/(decrease)/increase in operating creditors (note 4)	797	(323)
Net cash inflow from operating activities	<u>5,569</u>	<u>3,424</u>

9 Analysis of changes in cash during the year.

31.12.14 **31.12.13**

	£	£
Balance brought forward	28,177	24,707
Net cash inflow	5,788	3,470
Balance at year-end	<u>33,965</u>	<u>28,177</u>

The following note does not form part of the statutory accounts

10 Detailed Income and Expenditure

01/01/2014 **01/07/2014** **31.12.14** **31.12.13**

to **to** **Total** **Total**

30/06/2014 **31/12/2014** **£** **£**

£ **£**

Total Income (note 2)	4,665	5,760	10,425	8,910
Lighting maintenance	(55)	(90)	(145)	-
TV reception	(41)	0	(41)	(594)
Site maintenance	(320)	0	(320)	-
Building maintenance	(70)	(856)	(926)	-
Gardening	(612)	(866)	(1,478)	(1,224)
Management fees	(880)	(1,090)	(1,970)	(1,760)
Accountancy	(180)	(180)	(360)	(302)
Insurance	(520)	(695)	(1,215)	(906)
Postage, stationery and website	(15)	(15)	(30)	(56)
Companies House fee	(7)	(6)	(13)	(13)
	(2,700)	(3,798)	(6,498)	(4,855)

Operating surplus	1,965	1,962	3,927	4,055
Add Interest received (note 6)	108	111	219	46
To Service Charge Reserves	<u>2,073</u>	<u>2,073</u>	<u>4,146</u>	<u>4,101</u>