

Company Registration No. 04689338 (England and Wales)

**YORK CITY FOOTBALL CLUB LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2021**  
**PAGES FOR FILING WITH REGISTRAR**

# YORK CITY FOOTBALL CLUB LIMITED

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# YORK CITY FOOTBALL CLUB LIMITED

## BALANCE SHEET

AS AT 30 JUNE 2021

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Intangible assets	4	28,251		40,617	
Tangible assets	5	1,774,903		95,870	
Investments	6	6,344,815		3,764,815	
			8,147,969		3,901,302
<b>Current assets</b>					
Stocks		8,174		7,600	
Debtors	7	3,425,680		325,683	
Cash at bank and in hand		15,799		59,071	
			3,449,653		392,354
<b>Creditors: amounts falling due within one year</b>	8	(8,015,586)		(9,961,014)	
<b>Net current liabilities</b>			(4,565,933)		(9,568,660)
<b>Total assets less current liabilities</b>			3,582,036		(5,667,358)
<b>Creditors: amounts falling due after more than one year</b>	9		-		(2,425,216)
<b>Net assets/(liabilities)</b>			3,582,036		(8,092,574)
<b>Capital and reserves</b>					
Called up share capital		550,000		550,000	
Share premium account		12,500		12,500	
Revaluation reserve	10	6,333,600		1,753,600	
Profit and loss reserves		(3,314,064)		(10,408,674)	
<b>Total equity</b>			3,582,036		(8,092,574)

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 21 April 2022 and are signed on its behalf by:

Mr J A McGill  
Director

Company Registration No. 04689338

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 JUNE 2021**

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### **1 Accounting policies**

#### **Company information**

York City Football Club Limited is a private company limited by shares incorporated in England and Wales. The registered office is York Community Stadium, Kathryn Avenue, Huntington, York, YO32 9AF.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 4 'Statement of Financial Position' – Reconciliation of the opening and closing number of shares;
- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' – Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 33 'Related Party Disclosures' – Compensation for key management personnel.

The financial statements of the company are consolidated in the financial statements of JM Packaging Limited. These consolidated financial statements are available from its registered office, 5 Malton Enterprise Park, Malton, North Yorkshire YO17 6AB.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 1 Accounting policies

(Continued)

#### 1.4 Intangible fixed assets - goodwill

Goodwill represents the excess of the cost of acquisition of unincorporated businesses over the fair value of net assets acquired. It is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is considered to have a finite useful life and is amortised on a systematic basis over its expected life, which is 20 years.

#### 1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements	Straight line over ten years
Leasehold land and buildings	Over the term of the lease
Fixtures and fittings	10% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.6 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

#### 1.7 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

#### 1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

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### 1 Accounting policies

(Continued)

#### 1.9 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.11 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 1 Accounting policies

(Continued)

#### 1.12 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### 1.14 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

#### 1.15 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 47 (2020 - 45).

	2021 Number	2020 Number
Total	47	45

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 4 Intangible fixed assets

	Goodwill £
<b>Cost</b>	
At 1 July 2020 and 30 June 2021	247,321
<b>Amortisation and impairment</b>	
At 1 July 2020	206,704
Amortisation charged for the year	12,366
At 30 June 2021	219,070
<b>Carrying amount</b>	
At 30 June 2021	28,251
At 30 June 2020	40,617

### 5 Tangible fixed assets

	Leasehold improvements	Leasehold land and buildings	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£	£
<b>Cost</b>					
At 1 July 2020	170,640	-	132,750	31,595	334,985
Additions	-	1,722,000	1,860	-	1,723,860
Disposals	-	-	(132,750)	(7,600)	(140,350)
Revaluation	-	2,000,000	-	-	2,000,000
Grant contributions	-	(2,000,000)	-	-	(2,000,000)
At 30 June 2021	170,640	1,722,000	1,860	23,995	1,918,495
<b>Depreciation and impairment</b>					
At 1 July 2020	105,174	-	106,051	27,891	239,116
Depreciation charged in the year	17,064	-	2,685	926	20,675
Eliminated in respect of disposals	-	-	(108,720)	(7,479)	(116,199)
At 30 June 2021	122,238	-	16	21,338	143,592
<b>Carrying amount</b>					
At 30 June 2021	48,402	1,722,000	1,844	2,657	1,774,903
At 30 June 2020	65,466	-	26,699	3,704	95,870

### 6 Fixed asset investments

	2021 £	2020 £
Shares in group undertakings and participating interests	6,344,815	3,764,815



# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 6 Fixed asset investments

(Continued)

The company's investment in a subsidiary, Bootham Crescent Holdings Limited, is included at revaluation. The investment was valued during 2012 at £3,764,715 and during the current year by the directors at £6,344,715 on an open market basis. The original cost of the investment was £2,011,115.

#### Movements in fixed asset investments

	Shares in subsidiaries £
<b>Cost or valuation</b>	
At 1 July 2020	3,764,815
Valuation changes	2,580,000
	<hr/>
At 30 June 2021	6,344,815
	<hr/>
<b>Carrying amount</b>	
At 30 June 2021	6,344,815
	<hr/>
At 30 June 2020	3,764,815
	<hr/>

### 7 Debtors

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Trade debtors	631,050	38,834
Amounts owed by group undertakings	453,976	654
Other debtors	230,273	163,771
	<hr/>	<hr/>
	1,315,299	203,259
	<hr/>	<hr/>
<b>Amounts falling due after more than one year:</b>		
Trade debtors	625,381	-
Amounts owed by group undertakings	-	122,424
Other debtors	1,485,000	-
	<hr/>	<hr/>
	2,110,381	122,424
	<hr/>	<hr/>
<b>Total debtors</b>	<hr/>	<hr/>
	3,425,680	325,683
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# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 8 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	24,420	27,115
Amounts owed to group undertakings	5,473,564	9,740,855
Taxation and social security	86,422	16,981
Other creditors	2,431,180	176,063
	<u>8,015,586</u>	<u>9,961,014</u>

### 9 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Other creditors	-	2,425,216
	<u>-</u>	<u>2,425,216</u>

Creditors which fall due after five years are as follows:

	2021 £	2020 £
Payable other than by instalments	-	2,425,216
	<u>-</u>	<u>2,425,216</u>

### 10 Revaluation reserve

	2021 £	2020 £
At the beginning of the year	1,753,600	1,753,600
Revaluation surplus arising in the year	2,000,000	-
Other movements	2,580,000	-
	<u>6,333,600</u>	<u>1,753,600</u>
At the end of the year	6,333,600	1,753,600

### 11 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Brett Davis and the auditor was Henton & Co LLP.

# YORK CITY FOOTBALL CLUB LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 12 Operating lease commitments

#### Lessee

At the reporting end date the company had outstanding annual commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2021 £	2020 £
Within one year	151,724	9,573
Between two and five years	590,991	5,091
Between six and ninety nine years	13,867,375	-
Total commitments	14,610,090	14,664

### 13 Events after the reporting date

Put options were exercised to purchase the shares held by the previous shareholders on the sale of Bootham Crescent on 31 March 2022 which resulted in the increase of the share ownership of the Company in Bootham Crescent Holdings Limited to 93.95%. An amount of £285,470 was paid to the previous shareholders for their shares.

As a consequence of these Options being exercised on the 31 March 2022, the carrying value of the Company's revised 93.95% interest within Bootham Crescent Holdings Limited would have increased from the amount of £6,344,115 disclosed within these Accounts to £6,931,228 thereby providing an overall increase in Capital and Reserves for York City Football Club Limited of £587,113.

The amount disclosed within the Balance Sheet at 30 June 2021 in respect of Total Equity of £3,582,036 would therefore increase to £4,169,149 after the Share Options were exercised.

### 14 Related party transactions

#### Transactions with related parties

During the year the company entered into the following transactions with related parties:

None of the company's directors charge the company for their daily expenses in managing the football club.

The company has use of the property owned by its subsidiary, Bootham Crescent Holdings Limited, on a rent free basis.

J A McGill is also a director of JM Packaging Limited, the parent company. During the year the Company had a loan from JM Packaging Limited with interest charged at 11% in respect of the initial tranche of £650,000 and 6% in respect of the balance. Interest payable during the year was £Nil (2020: £650,162) and an amount of £Nil (2020: £95,148) was also due in respect of non-payment of preferential dividends relating to the Ordinary B Shares as the interest for the year was waived. The amount outstanding in respect of the loan at 30 June 2021 was £5,473,564 (2020: £9,220,180).

J A McGill is also a director of York City Football Club Foundation Limited, a charity to promote participation in sport across North Yorkshire. During the year £9,600 (2020: £19,867) was received for the use of facilities at Bootham Crescent.

J A McGill is also director of York Stadium Management Company Limited.

## **YORK CITY FOOTBALL CLUB LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 30 JUNE 2021***

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**15 Parent company**

The parent company is JM Packaging Limited which owns 75% of the total issued share capital of the company. Their registered office is: 5 Malton Enterprise Park, Malton, North Yorkshire, YO17 6AB.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.