

S495351

St Mellion Green Residents Management Company Limited

Wychwood Village, Weston, Crewe, Cheshire

Financial Statements of the Company

Year Ended 31 December 2012



Report of the Directors

For the year ended 31 December 2012

The directors present their report with the financial statements of the company for the year ended 31 December 2012

Principal Activity

This company is not a trading company

As part of the management of properties, service charges are collected from freeholders and leaseholders to meet the cost of managing and maintaining properties and amenity land. The service charge accounts are prepared for the benefit of the freeholders and leaseholders residing on the development.

Directors

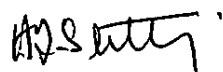
The Directors holding office at 31 December 2012 were -

H T Stebbing
M D Yeomans
N S Avenell
D F Davenport
J Gladden (appointed 14th May 2012)

The company is Limited by guarantee and has no share capital. The liability of each member is limited to £1.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD



H T Stebbing

Date 28/3/2013

St Mellions Green Residents Management Company Limited

Expenditure for the year ended 31 December 2012

Accountants Report

Responsibilities of the Landlord and the Accountant

The Landlord is obliged to provide the tenant or Leaseholder with a regular statement of account that is covered by an Accountant's report. It is our duty to issue that report in accordance with the provisions of the Landlord and Tenant Act 1985.

We hereby certify that in our opinion the annexed statement is a fair summary complying with section 21(3) (a) of the Landlord and Tenant Act 1985 of the costs incurred by or on behalf of the Landlord in connection with the matters for which the service is payable. The annexed statement is sufficiently supported by reports, receipts and other documents that have been produced to us.

This report is made to the client for the issue with the statement in accordance with the Landlord and Tenant Act 1985. Our work has been undertaken to enable us to make this report to the members and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the client as a body for our work for this report.

Report of factual Findings

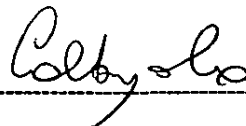
We have performed the procedures set out in guidance issued by the Association of Chartered Certified Accountants with respect to the statement for the year ended 31 December 2012. The procedures were performed solely for the purpose of ensuring that the statement complies with the requirements of the Landlord and Tenant Act 1985.

The procedures performed did not constitute an audit and were not designed to provide any assurance regarding whether the amounts charged are a reasonable amount for the services, whether those services were provided effectively and on the effectiveness of governance processes (including controls to prevent and detect fraud or misrepresentation).

Date

29/03/2013

Signature



Colby & Co
Chartered Certified Accountants
& Registered Auditors
12 Kendal Way
Wychwood Park
Chorlton
Cheshire CW2 5SA

St Mellion Green Residents Management Company Limited

Wychwood Village, Crewe, Cheshire

Balance Sheet as at 31 December 2012

			<u>2012</u>	<u>2011</u>
<u>Assets</u>				
	<u>Notes</u>	£	£	£
Service charges owed by property owners			569	3327
Loan account Sherbourne apartments	3		1920	0
Prepayments	1		653	716
Cash at bank		6597		3124
Service charge current accounts Reserve account		<u>27043</u>	<u>33640</u>	<u>27023</u>
			<u>36782</u>	<u>34190</u>
<u>Less: Liabilities</u>				
Creditors & Accruals	2		<u>-3834</u>	<u>-4148</u>
			<u>32948</u>	<u>30042</u>
<u>Represented by</u>				
<u>Reserves Fund</u>				
Balance B/Fwd			30042	27419
Net surplus for the year			<u>2906</u>	<u>2623</u>
Balance C/Fwd			<u>32948</u>	<u>30042</u>

For the year ended 31 December 2012 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies
No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006
The director's acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts

Approved by the board on 28/3/2013

and signed on its behalf by HT Stebbing Director
HT STEBBING
3

St Mellion Green Residents Management Company Limited

Wychwood Village, Crewe, Cheshire

Service Charge Income & Expenditure Account **for the year ended 31 December 2012**

		<u>2012</u>		<u>2011</u>
		£	£	£
<u>Income</u>				
Service Charges Receivable		29683		30365
Bank interest received		<u>19</u>		<u>18</u>
		29702		30383
<u>Less: Expenditure</u>				
Health & Safety report	(A)	240	0	
To Let boards removal	(A)	0	1461	
Emergency Lighting checks	(A)	228	240	
Communal area cleaning	(A)	1670	1803	
Window Cleaning	(A)	701	757	
Door Entry System/ Security	(A)	276	263	
General Repairs	(A)	310	192	
Electrical repairs	(A)	0	66	
Aerial Maintenance	(A)	0	204	
Plumbing repairs & key replacements	(A)	0	447	
<u>Ground Maintenance</u>				
Garden maintenance		7750	8165	
<u>Utilities</u>				
Electricity	(A)	1268	657	
<u>Other Services</u>				
Bad debts written off		0	893	
Bank charges		9	5	
General repairs site		176	0	
Managing Agent Fees		9307	8919	
Accountancy Charges		950	940	
Fire risk assessment	(A)	348	623	
Postages		200	222	
Insurance	(A)	1631	1499	
Premises valuation	(A)	0	609	
Company fees		42	48	
Debt collection & legal charges		228	-253	
Street lighting maintenance		606	0	
Fire alarm testing	(A)	196	0	
TV satellite repairs	(A)	<u>660</u>	<u>0</u>	<u>-27760</u>
		-26796		
Net surplus for the year		<u>2906</u>		<u>2623</u>

Notes to the accounts for the year ended 31 December 2012

	<u>2012</u>	<u>2011</u>
1	£	£
<u>Prepayments</u>		
Insurance	<u>653</u>	<u>716</u>
Total	<u>653</u>	<u>716</u>

2		
<u>Creditors & Accruals</u>		
Managing Agent Fees	1581	767
Bank charges	5	5
Risk Assessment	0	1231
Accountancy Fees	950	940
Legal & Debt collection	90	222
Electricity	329	63
Window cleaning	58	58
Communal Cleaning	139	140
General Repairs	44	102
Ground Maintenance	<u>638</u>	<u>620</u>
Total	<u>3834</u>	<u>4148</u>

3 **Loan account Sherbourne apartments**

Electricity invoices were wrongly paid by RMG from another management company
These costs belong to Sherbourne apartments and are payable by them for earlier years
The loan was set up to avoid Sherbourne being cut off from supply The loan will be recovered during 2013 accounting year from the apartment owners

The accounts are prepared on an accruals basis under historical cost convention