

Company No. 03350835

**REPORT AND FINANCIAL STATEMENTS**

**31 December 2018**

**ARNEWOOD COURT (BOURNEMOUTH) MANAGEMENT  
COMPANY LIMITED**



**M. J. RHODES & CO**

**Chartered Accountants**

**ARNEWOOD COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED**

**ACCOUNTS**

**31 December 2018**

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**DIRECTORS AND OFFICERS**

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**DIRECTORS**

Mr G W Baylis  
Mr R A Swift

**SECRETARY**

Mr S G Cox

**REGISTERED OFFICE**

6 Poole Hill  
Bournemouth  
Dorset  
BH2 5PS

**ACCOUNTANTS**

M J Rhodes & Co  
Chartered Accountants  
8 Poole Hill  
Bournemouth  
BH2 5PS

**REPORT OF THE DIRECTORS**

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The directors submit their report and the accounts for the year to 31 December 2018.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is the management of residential property. The monies collected from the property owners are held in trust under the Landlord & Tenant Act 1987, and separate service charge accounts are prepared.

**RESULTS AND DIVIDENDS**

The results of the company for the year under review are set out in detail on page 4.

**DIRECTORS**

The directors who served during the year were:

G W Baylis  
R A Swift

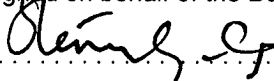
**TAXATION STATUS**

In the opinion of the directors, the company is not a close company for taxation purposes.

**EXEMPTIONS**

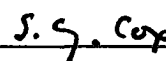
The above report has been prepared in accordance with the small companies regime of the Companies Act 2006.

Approved by the Board of Directors  
and signed on behalf of the Board



Secretary

Mr S G Cox



Co - Sec .

28/3/19

Date

**STATEMENT OF DIRECTORS RESPONSIBILITIES**

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The directors are responsible for preparing the annual report and the accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year.

Under that law the director has elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The accounts are required by law to give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**PROFIT AND LOSS ACCOUNT**  
**For the year to 31 December 2018**

	Note	2018 £	2017 £
<b>TURNOVER</b>	1(b)	1,625	2,313
Interest receivable		7	1
Administrative expenses		318	299
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<u>1,314</u>	<u>2,015</u>
Tax on profit on ordinary activities	3	-	-
<b>PROFIT RETAINED AND TRANSFERRED TO RESERVES</b>		<u><u>1,314</u></u>	<u><u>2,015</u></u>

**CONTINUING OPERATIONS**

None of the company's activities were acquired or discontinued during the above two financial years.

**RECOGNISED GAINS AND LOSSES**

The company has no recognised gains or losses other than the retained profit or loss for the above two financial years.

**STATEMENT OF MOVEMENT ON RESERVES**  
**for the year ended 31 December 2018**

	Profit & loss account £
Balance at 1 January 2018	7,139
Service charge account transfer	84
Profit for the year	1,314
Balance at 31 December 2018	<u><u>8,537</u></u>

The notes on page 6 form an integral part of these accounts.

**BALANCE SHEET**  
**31 December 2018**

	Note	2018 £	2017 £
<b>FIXED ASSETS</b>			
Freehold property		1	1
<b>CURRENT ASSETS</b>			
Cash at bank		<u>8,814</u>	<u>7,284</u>
		<u>8,814</u>	<u>7,284</u>
<b>CREDITORS</b>			
Accruals and deferred income - accountancy		<u>252</u>	<u>120</u>
<b>NET CURRENT ASSETS</b>		8,562	7,164
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>8,563</u>	<u>7,165</u>
<b>SHARE CAPITAL AND RESERVES</b>			
Called up share capital	4	26	26
Profit and loss account		8,537	7,139
<b>SHAREHOLDERS FUNDS</b>		<u>8,563</u>	<u>7,165</u>

For the financial year ended 31 December 2018 the company was entitled to exemption from audit under section 477 Companies Act 2006; and no notice has been deposited under section 476.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and preparing accounts which give a true and fair view of the state of affairs of the company as at the period end and of its profit (or loss) for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006, so far as applicable to the company.

The accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies regime.

These financial statements were approved by the Board of the Directors on 1/4/19

Signed on behalf of the Board of Directors

R. Swift Director

1/4/2019 Date

Mr R Swift Director

The notes on page 6 form an integral part of these accounts

31 December 2018

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1) **ACCOUNTING POLICIES**

(i) **Accounting convention**

These financial statements have been prepared in accordance with the historical cost convention.

(ii) **Turnover**

The company has no income. The maintenance charges collected are dealt with in the separate service charge accounts.

(iii) **Tangible fixed assets**

All fixed assets are initially recorded at cost.

(iv) **Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2) **INFORMATION REGARDING EMPLOYEES**

The company has no employees.

3) **TAX ON PROFIT ON ORDINARY ACTIVITIES**

2018  
£

2017  
£

Corporation tax charged on taxable profits

-

-

4) **SHARE CAPITAL**

2018  
£

2017  
£

Issued and fully paid :

26 Ordinary shares of £1 each

26

26



**INCOME AND EXPENDITURE ACCOUNT**  
**For the year to 31 December 2018**

		2018	2017
	£	£	£
<b>INCOME</b>			
Car park rents and electricity substation site	1,625	2,313	
Interest receivable	<u>7</u>	<u>1</u>	
		1,632	2,314
<b>EXPENDITURE</b>			
Rent collection fees	98	139	
Annual return fee	40	40	
Trust and estate tax return	48	-	
Accountancy	<u>132</u>	<u>120</u>	
		318	299
<b>SURPLUS FOR THE YEAR</b>		<u><u>1,314</u></u>	<u><u>2,015</u></u>

**ARNEWOOD COURT**  
**SERVICE CHARGE ACCOUNTS**  
**31 December 2018**

**M J RHODES & CO**  
**Chartered Accountants**

**ARNEWOOD COURT  
SERVICE CHARGE ACCOUNTS**

**31 December 2018**

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**BALANCE SHEET**  
**31 December 2018**

	£	2018 £	£	2017 £
<b>CURRENT ASSETS</b>				
Bank reserve account	7,228		4,623	
Cash held by managing agents	2,182		5,287	
Maintenance charges in arrears	483		-	
Prepayments	4,852		3,789	
	<u>14,745</u>		<u>13,699</u>	
<b>CURRENT LIABILITIES</b>				
Maintenance charges in advance	267		733	
Accruals and deferred income	1,302		561	
	<u>1,569</u>		<u>1,294</u>	
<b>NET CURRENT ASSETS</b>		<u>13,176</u>		<u>12,405</u>
<b>REPRESENTED BY</b>				
Income and expenditure account		5,948		7,782
<b>Reserve fund :</b>				
Balance brought forward	4,623		12,522	
Transfer to income and expenditure account	-		(10,500)	
Transfer from income and expenditure account	<u>2,605</u>		<u>2,601</u>	
		7,228		4,623
		<u>13,176</u>		<u>12,405</u>

**INCOME AND EXPENDITURE ACCOUNT**  
**For the year to 31 December 2018**

		2018	2017
	£	£	£
<b>INCOME</b>			
Service charges		42,415	38,115
Interest received		-	1
		<hr/>	<hr/>
		42,415	38,116
<b>EXPENDITURE</b>			
Water rates	7,238	6,193	
Electricity	1,477	1,297	
Insurance	5,574	4,636	
Engineering insurance	560	557	
Repairs and maintenance	12,953	16,413	
Lift maintenance and repairs	899	1,464	
Gardening	2,510	2,489	
Cleaning	3,123	2,900	
Telephone	293	623	
Sundries	357	45	
Managing agents fees	6,240	5,475	
Accountancy fees	336	324	
- prior year	-	-	
		<hr/>	<hr/>
		41,560	42,416
<b>DEFICIT FOR THE YEAR</b>		855	(4,300)
Transfer to reserve fund	(2,605)	(2,601)	
Transfer from reserve fund	-	10,500	
Transfer to limited company	(84)	(159)	
Surplus brought forward	7,782	4,342	
		<hr/>	<hr/>
<b>Balance carried forward</b>		<u>5,948</u>	<u>7,782</u>

NOTES TO THE ACCOUNTS  
For the year to 31 December 2018

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1) ACCOUNTING POLICIES

**Basis of preparing the financial statements**

The accounts are prepared in accordance with the provisions of the lease and on the accruals basis.

Service charge monies are held on trust in accordance with section 42, Landlord & Tenant Act 1987. Interest earned on service charge monies held on deposit is taxable at the basic rate of income tax. The rate of tax applied to interest received during the year was 20%.

A sinking fund has been established towards the costs of major repairs, redecorations and other unexpected costs. Any shortfall in these funds resulting from expenditure incurred will either be collect by way of levy or be charges to the income and expenditure account in that year.

**ACCOUNTANTS REPORT TO THE DIRECTORS OF  
ARNEWOOD COURT**

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You have stated that an audit of the service charge accounts in accordance with International Standards on Auditing is not required under the terms of the lease.

In accordance with the terms of our engagement we have performed the procedures agreed with you and enumerated below with the respect of the attached service charge accounts for the year ended 31 December 2018 in order to provide a report of factual findings about the service charge accounts that you have issued.

This report is made to the company's directors as representatives of the landlord for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the company's directors and for no other purpose. To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the company's directors for our work or for this report.

**Basis of report:**

Our work was carried out having regard to (Tech 01/11) Residential Service Charge Accounts published Jointly by the professional accountancy bodies with ARMA and RICS, in summary, the procedures we carried out with respect to the service charge accounts were:

1. We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the company.
2. We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected.
3. We checked whether the balance of service charge monies for this property shown on page 1 of the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

We were not required to, and did not, form any opinion as to either the reasonableness of the costs included within the service charge statements of the service or works provided.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards in Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements set out below. Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matter might have come to our attention that would have been reported to you.

**Report of factual findings:**

1. With respect to item 1 we found the figures in the statement of account to have been extracted correctly from the accounting records.
- ii. With respect to item 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.
- iii) With respect to item 3 we found that the balance of service charge monies shown on page 3 of the service charge accounts agrees or reconciles to the bank statements for the accounts in which the funds are held.

M J Rhodes ACA  
M J Rhodes & Co  
Chartered Accountants  
8 Poole Hill  
Bournemouth  
BH2 5PS

Schedule to the accounts  
31 December 2018

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**Accruals and deferred income**

Gardening	255
Cleaning	445
Telephone	32
Repairs and maintenance - Garage door maintenance	114
- seal wind crack	120
Accountancy	336
	<hr/>
	1,302

**Repairs and renewals**

	£
Gate maintenance	354
Water leaks	538
Dry riser inspections	2,058
Time clock repairs	249
Pump maintenance	159
Lighting	816
Access control work	236
Brickwork repointing	4,779
Drain maintenance	144
Electrical works	90
New mains water connection	864
Porch canopy redecorations	306
Roof door repairs	144
Door maintenance	78
Roofing	234
New pipework	288
Seal wind crack	120
Clear spillage	33
Rubbish clearance	120
Signage	96
Garage door repairs	719
Aerial maintenance	528
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	12,953