

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

FOR

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019 £	2018 £
TURNOVER	24,871	24,871
Other income	9	8
Other charges	(25,875)	(27,030)
Taxation	-	-
DEFICIT	<u>(995)</u>	<u>(2,151)</u>

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED (REGISTERED NUMBER: 05208974)**

**BALANCE SHEET
31 DECEMBER 2019**

	2019	2018
	£	£
CURRENT ASSETS	24,867	23,101
CREDITORS		
Amounts falling due within one year	(3,624)	(863)
NET CURRENT ASSETS	<u>21,243</u>	<u>22,238</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>21,243</u>	<u>22,238</u>
RESERVES	<u>21,243</u>	<u>22,238</u>

NOTE TO THE FINANCIAL STATEMENTS

1. STATUTORY INFORMATION

Church Fields (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 are as below:

Registered number: 05208974

Registered office: 29 Bath Road
Swindon
Wiltshire
SN1 4AS

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED (REGISTERED NUMBER: 05208974)**

**BALANCE SHEET - continued
31 DECEMBER 2019**

The financial statements have been prepared in accordance with the micro-entity provisions.

The financial statements were approved by the director and authorised for issue on 21 August 2020 and were signed by:

K Winter - Director

CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED

REPORT OF THE ACCOUNTANTS TO THE DIRECTOR OF
CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 31 December 2019 set out on pages one to three and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Derrick Newman Limited
Chartered Accountants
29 Bath Road
Swindon
Wiltshire
SN1 4AS

21 August 2020

This page does not form part of the statutory financial statements

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019		2018	
	£	£	£	£
Turnover				
Service charges		24,871		24,871
Other income				
Interest received		9		8
		<u>24,880</u>		<u>24,879</u>
Expenditure				
Cleaning	1,800		1,500	
Windows	1,170		1,148	
Gardening	2,040		1,940	
Grounds and bin areas	1,696		1,896	
Electrical repairs	246		522	
Minor repairs	1,032		888	
Doors and entry system	566		-	
Satellite TV	1,669		2,925	
Misc repairs	180		-	
Emergency lighting cert	324		324	
Insurance building	6,089		5,708	
Insurance officers	252		267	
Property Management	3,750		3,750	
Sundry expenses	100		222	
Bank charges	153		132	
Accountancy	684		684	
Electricity	625		708	
CCTV	461		1,378	
Ground rent	3,038		3,038	
		<u>25,875</u>		<u>27,030</u>
NET DEFICIT		<u>(995)</u>		<u>(2,151)</u>

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**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**DETAILED BALANCE SHEET
31 DECEMBER 2019**

	2019	2018
	£	£
CURRENT ASSETS		
Bank account	7,766	6,009
Deposit account	17,101	17,092
	<u>24,867</u>	<u>23,101</u>
 CREDITORS		
Amounts falling due within one year		
Creditors	(686)	(686)
Service charges in advance	(2,938)	(177)
	<u>(3,624)</u>	<u>(863)</u>
 NET CURRENT ASSETS	 <u>21,243</u>	 <u>22,238</u>
 TOTAL ASSETS LESS CURRENT LIABILITIES	 <u>21,243</u>	 <u>22,238</u>
 NET ASSETS	 <u><u>21,243</u></u>	 <u><u>22,238</u></u>
 RESERVES		
Income and expenditure account	<u>21,243</u>	<u>22,238</u>

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

FOR

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

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COMPANY LIMITED**

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**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018 £	2017 £
TURNOVER	24,871	21,800
Other income	8	3
Other charges	(27,030)	(23,928)
Taxation	-	-
DEFICIT	<u>(2,151)</u>	<u>(2,125)</u>

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED (REGISTERED NUMBER: 05208974)**

**BALANCE SHEET
31 DECEMBER 2018**

	2018	2017
	£	£
CURRENT ASSETS	23,101	26,280
CREDITORS		
Amounts falling due within one year	(863)	(1,891)
NET CURRENT ASSETS	<u>22,238</u>	<u>24,389</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u><u>22,238</u></u>	<u><u>24,389</u></u>
RESERVES	<u><u>22,238</u></u>	<u><u>24,389</u></u>

NOTE TO THE FINANCIAL STATEMENTS

1. STATUTORY INFORMATION

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- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED (REGISTERED NUMBER: 05208974)**

**BALANCE SHEET - continued
31 DECEMBER 2018**

The financial statements have been prepared in accordance with the micro-entity provisions.

The financial statements were approved by the director on 15 March 2019 and were signed by:

K Winter - Director

CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED

REPORT OF THE ACCOUNTANTS TO THE DIRECTOR OF
CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 31 December 2018 set out on pages one to three and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Derrick Newman Limited
Chartered Accountants
29 Bath Road
Swindon
Wiltshire
SN1 4AS

15 March 2019

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018		2017	
	£	£	£	£
Turnover				
Service charges		24,871		21,800
Other income				
Interest received		8		3
		<u>24,879</u>		<u>21,803</u>
Expenditure				
Cleaning	1,500		1,500	
Windows	1,148		1,148	
Gardening	1,940		1,960	
Grounds and bin areas	1,896		1,998	
Electrical repairs	522		1,170	
Gutters and downpipes	-		168	
Minor repairs	888		360	
Doors and entry system	-		105	
Satellite TV	2,925		-	
Misc repairs	-		546	
Emergency lighting cert	324		324	
Insurance valuation	-		798	
Insurance building	5,708		5,139	
Insurance officers	267		267	
Property Management	3,750		3,750	
Sundry expenses	222		115	
Bank charges	132		89	
Accountancy	684		684	
Risk assessment	-		175	
Electricity	708		594	
CCTV	1,378		-	
Ground rent	3,038		3,038	
		<u>27,030</u>		<u>23,928</u>
NET DEFICIT		<u>(2,151)</u>		<u>(2,125)</u>

This page does not form part of the statutory financial statements

**CHURCH FIELDS (SWINDON) MANAGEMENT
COMPANY LIMITED**

**DETAILED BALANCE SHEET
31 DECEMBER 2018**

	2018 £	2017 £
CURRENT ASSETS		
Bank account	6,009	4,197
Deposit account	17,092	22,083
	<u>23,101</u>	<u>26,280</u>
 CREDITORS		
Amounts falling due within one year		
Creditors	(686)	(685)
Service charges in advance	(177)	(1,206)
	<u>(863)</u>	<u>(1,891)</u>
 NET CURRENT ASSETS	<u>22,238</u>	<u>24,389</u>
 TOTAL ASSETS LESS CURRENT LIABILITIES	<u>22,238</u>	<u>24,389</u>
 NET ASSETS	<u><u>22,238</u></u>	<u><u>24,389</u></u>
 RESERVES		
Income and expenditure account	<u><u>22,238</u></u>	<u><u>24,389</u></u>

This page does not form part of the statutory financial statements

Turnover
Service che

Other in
Interest

Ex
C

HOME FROM HOME
28 BUTTS ROAD CHISELDON SWINDON SN4 0NW
Tel: 01793 741027 / 741113
accounts@block-management.com

Mr & Mrs D L Jordan
52 Cassini Drive Priory Vale
Swindon
SN25 2JY

ACCOUNT NUMBER: UN14352

17 November 2020

STATEMENT OF ACCOUNT

RE: Church Fields (Swindon) MCL
52 Cassini Drive, Priory Vale, Swindon, SN25 2JY
Landlord/Freeholder: E & J Ground Rents No.4 LLP

Date	Description	Credit	Debit	Balance
27 June 2019	Opening Balance	£0.00	£240.54	£240.54
01 July 2019	JORDAN DARRAN 143/52 FP19181045879882 070246 30 01JUL19 03:13	£41.47	£0.00	£199.07
01 August 2019	JORDAN DARRAN 143/52 FP19212046004774 070246 30 01AUG19 02:38	£41.47	£0.00	£157.60
02 September 2019	JORDAN DARRAN 143/52 FP19244046518505 070246 30 02SEP19 03:04	£41.47	£0.00	£116.13
01 October 2019	JORDAN DARRAN 143/52 FP19273045189553 070246 30 01OCT19 03:24	£41.47	£0.00	£74.66
01 November 2019	JORDAN DARRAN 143/52 FP19304046282725 070246 30 01NOV19 02:47	£41.47	£0.00	£33.19
02 December 2019	JORDAN DARRAN 143/52 FP19335048415770 070246 30 02DEC19 03:06	£41.47	£0.00	-£8.28
02 December 2019	Service charge for the period starting on 1 Jan 2020 to 31 Dec 2020	£0.00	£499.80	£491.52
02 January 2020	JORDAN DARRAN 143/52 FP20001049351576 070246 30 02JAN20 14:53	£8.28	£0.00	£483.24
02 January 2020	JORDAN DARRAN 143/52 FP20001049351576 070246 30 02JAN20 14:53	£33.19	£0.00	£450.05
03 February 2020	JORDAN DARRAN 143/52 FP20033050876211 070246 30 03FEB20 04:00	£44.50	£0.00	£405.55

02 March 2020	JORDAN DARRAN 143/52 FP20061O48193860 070246 02MAR20 04:30	30	£44.50	£0.00	£361.05
01 April 2020	JORDAN DARRAN 143/52 FP20091O47650255 070246 01APR20 02:38	30	£44.50	£0.00	£316.55
01 May 2020	JORDAN DARRAN 143/52 FP20121O47776255 070246 01MAY20 02:34	30	£44.50	£0.00	£272.05
01 June 2020	JORDAN DARRAN 143/52 FP20152O47918895 070246 01JUN20 02:07	30	£44.50	£0.00	£227.55
01 July 2020	JORDAN DARRAN 143/52 FP20182O48099589 070246 01JUL20 02:24	30	£44.50	£0.00	£183.05
03 August 2020	JORDAN DARRAN 143/52 FP20215O51430404 070246 03AUG20 03:01	30	£44.50	£0.00	£138.55
01 September 2020	JORDAN DARRAN 143/52 FP20244O49652374 070246 01SEP20 02:58	30	£44.50	£0.00	£94.05
01 October 2020	JORDAN DARRAN 143/52 FP20274O51267816 070246 01OCT20 02:51	30	£44.50	£0.00	£49.55
02 November 2020	JORDAN DARRAN 143/52 FP20306O54110727 070246 02NOV20 02:39	30	£44.50	£0.00	£5.05
Totals			£735.29	£740.34	£5.05

1/14/2021

CHURCH FIELDS (SWINDON) MANAGEMENT COMPANY LIMITED - Overview (free company information from Companies House)

Companies House

Companies House does not verify the accuracy of the information filed
(<http://resources.companieshouse.gov.uk/serviceInformation.shtml#compInfo>).

CHURCH FIELDS (SWINDON) MANAGEMENT COMPANY LIMITED

Company number **05208974**

Registered office address

Office 2, 44 Black Bourton Road, Carterton, England, OX18 3HE

Company status

Active

Company type

Private company limited by guarantee without share capital

Incorporated on

18 August 2004

Accounts

Next accounts made up to **31 December 2020**
due by **30 September 2021**

Last accounts made up to **31 December 2019**

Confirmation statement

Next statement date **18 August 2021**
due by **1 September 2021**

Last statement dated **18 August 2020**

Nature of business (SIC)

- 98000 - Residents property management

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CHURCH FIELDS(SWINDON) MANAGEMENT COMPANY LIMITED

**ESTIMATE OF SERVICE CHARGE EXPENDITURE
for the year commencing 1 January 2021**

**FINAL DRAFT
AWAITING SIGN-OFF**

221220v1.3 awaiting signoff	Estate £	Buildings & common parts £	Total £
General maintenance & repairs	260	3,000	3,260
Emergency lighting		500	500
TV Systems		250	250
Door entry & intercom		400	400
Decoration & refurbishment			-
Cleaning		1,600	1,600
Binstore management		600	600
Window cleaning		300	300
Grounds maintenance		1,680	1,680
Waste removal		300	300
Materials & treatments			-
CCTV		-	-
Electricity		800	800
Water			-
Inspections & testing		200	200
Management Fees	300	4,200	4,500
Accountancy & book keeping	100	400	500
Legal & administrative			-
Directors & Officers Insurance	70	200	270
Property owners insurance	400	6,400	6,800
Postage & stationery	45		45
Other sundry expenses			-
Estimated Expenditure	1,175	21,130	22,305
Contribution to Reserves	240	2,200	2,440
TOTAL SERVICE CHARGE	£ 1,415	£ 23,330	£ 24,745
units	24	lease %	
estate charge per unit	£ 58.96		

Service Charge + Ground Rent Total

Service charge /property	Estate £	Buildings & common parts* £	Total £	Ground Rent £	Total Payable £	*Buildings %
52 Cassini Drive	58.96	377.64	436.60	138.00	574.60	1.62%
54 Cassini Drive	58.96	35.60	94.56	1.00	95.56	0.15%
56 Cassini Drive	58.96	35.60	94.56	1.00	95.56	0.15%
58 Cassini Drive	58.96	419.43	478.39	138.00	616.39	1.80%
60 Cassini Drive	58.96	1,230.42	1,289.38	138.00	1,427.38	5.27%
62 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
64 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
66 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
68 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
70 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
72 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
74 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
76 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
78 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
80 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
82 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
84 Cassini Drive	58.96	377.64	436.60	138.00	574.60	1.62%
86 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
88 Cassini Drive	58.96	1,194.82	1,253.78	138.00	1,391.78	5.12%
90 Cassini Drive	58.96	1,224.24	1,283.20	138.00	1,421.20	5.25%
92 Cassini Drive	58.96	1,188.64	1,247.60	138.00	1,385.60	5.09%
94 Cassini Drive	58.96	1,224.24	1,283.20	138.00	1,421.20	5.25%
96 Cassini Drive	58.96	1,224.24	1,283.20	138.00	1,421.20	5.25%
98 Cassini Drive	58.96	413.24	472.20	138.00	610.20	1.77%

CHURCH FIELDS(SWINDON) MANAGEMENT COMPANY LIMITED
ANALYSIS OF ESTIMATED SERVICE CHARGE
for the year commencing 1 January 2021

<u>Service charge /property</u>	Service Charge Comparison		Difference
	2020	2021	
	£	£	£
52 Cassini Drive	362	437	+ 74.90
54 Cassini Drive	33	95	+ 61.46
56 Cassini Drive	33	95	+ 61.46
58 Cassini Drive	402	478	+ 76.67
60 Cassini Drive	1,179	1,289	+ 110.79
62 Cassini Drive	1,173	1,248	+ 75.05
64 Cassini Drive	1,173	1,248	+ 75.05
66 Cassini Drive	1,138	1,248	+ 109.14
68 Cassini Drive	1,179	1,254	+ 75.19
70 Cassini Drive	1,179	1,254	+ 75.19
72 Cassini Drive	1,138	1,248	+ 109.14
74 Cassini Drive	1,144	1,254	+ 109.40
76 Cassini Drive	1,144	1,254	+ 109.40
78 Cassini Drive	1,179	1,248	+ 69.01
80 Cassini Drive	1,138	1,248	+ 109.14
82 Cassini Drive	1,179	1,254	+ 75.19
84 Cassini Drive	362	437	+ 74.90
86 Cassini Drive	1,144	1,254	+ 109.40
88 Cassini Drive	1,144	1,254	+ 109.40
90 Cassini Drive	1,173	1,283	+ 110.65
92 Cassini Drive	1,138	1,248	+ 109.14
94 Cassini Drive	1,173	1,283	+ 110.65
96 Cassini Drive	1,173	1,283	+ 110.65
98 Cassini Drive	396	472	+ 76.40
	<u>22,474</u>	<u>24,662</u>	<u>+ 2187.37</u>

Service charge - Income and expenditure

	Service Charges	Expenditure	Difference	Reserves
	£	£	£	£
2006	18,264	15,976	2,288	7,900
2007	21,629	17,614	4,015	11,915
2008	19,912	20,534	- 622	11,293
2009	27,854	24,335	3,519	14,812
2010	19,454	15,123	4,331	19,143
2011	20,409	14,804	5,605	24,748
2012	20,874	20,400	474	25,222
2013	18,684	14,154	4,530	29,752
2014	17,983	21,893	- 3,910	25,842
2015	18,692	19,290	- 598	25,244
2016	18,668	17,398	1,270	26,514
2017	18,765	20,890	- 2,125	24,389
2018	21,841	23,992	- 2,151	22,238
2019	21,842	22,837	- 995	21,243
2020	22,345	27,372	- 5,027	16,216

Since 2016, in 4 years, reserves have fallen by £10,500 from £26,500 down to £16000.

Why?

- expenditure has increased by £10,000 per year, from £17,00 per year to £27,000 this year
- service charges have risen in the last couple of years, but looking back several years, they have not risen enough.
- the estate has had a deficit every year for the 6 out of the last 7 years.

So, we will try to save money where we can to reduce costs, BUT the fact is the estate is spending more than it is bringing in; which is why reserves are falling.

Service charges need to rise to fill that gap and to start building reserves again.