

# **Towpath Gardens RTM Company Ltd**

Report of the directors and unaudited financial statements for the year ended

31 December 2022

Company limited by guarantee No 12817357

# Towpath Gardens RTM Company Ltd

## FINANCIAL STATEMENTS

PERIOD ENDED 31ST DECEMBER 2022

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Towpath Gardens RTM Company Ltd

REPORT OF THE DIRECTORS

PERIOD ENDED 31ST DECEMBER 2022

The director submits their report together with the financial statements for the period ended 31st December 2022.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to manage, maintain and administer Towpath Gardens, Swindon on behalf of the leaseholders.

**BUSINESS REVIEW**

The company was incorporated on 17 August 2020 and acquired the Right To Manage Towpath Gardens on 1 March 2021. The company extended its year end to 31 December in order to align it with accounting provisions of the leases. The accounts for the previous period cover 10 months from acquisition of Right To Manage until 31 December 2021.

Since Right To Manage was acquired progress has been made in addressing high costs and outstanding maintenance issues on the site.

During the year, repairs were made to the fascias and soffits and CCTV has been installed to improve security for residents.

**SERVICE CHARGE ACCOUNTS**

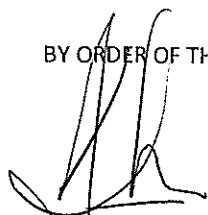
The director will produce the statutory accounts on a consistent basis to show the service charge accounts passing through the company as they consider that the company is acting as a principal rather than agent to the members.

**DIRECTORS**

The director shown below has held office during the whole of the period from incorporation to the date of this report.

Darryl James Kiy

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM  
Company Secretary  
16 January 2023

Registered Office:  
15 Windsor Road  
Swindon  
SN3 1JP

Registered in England No 12817357  
[www.towpathgardens.rmcweb.site](http://www.towpathgardens.rmcweb.site)

## Towpath Gardens RTM Company Ltd

Registered Number 12817357

### Income Statement

For the period to 31 December 2022

		2022	2021
	Notes	£	£ <i>10 months</i>
<b>TURNOVER</b>	3	39,960	30,910
Administrative expenses	10	(59,619)	(17,106)
<b>OPERATING (DEFICIT)/SURPLUS</b>		<b>(19,659)</b>	<b>13,804</b>
Interest receivable and similar income	7	420	0
<b>RETAINED (DEFICIT)/SURPLUS FOR THE FINANCIAL PERIOD</b>		<b>(19,239)</b>	<b>13,804</b>

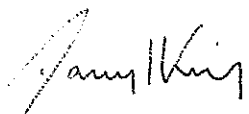
**Towpath Gardens RTM Company Ltd**  
Registered Number 12817357

**Balancing Statement as at 31 December 2022**

	Notes	31st December 2022		31st December 2021	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Cash at Bank		44,346		37,335	
Debtors	4	<u>1,131</u>		<u>676</u>	
		45,477		38,011	
<b>CREDITORS</b>					
Amounts falling due within one year	5	(33,525)		(6,820)	
<b>NET CURRENT ASSETS</b>			11,952		31,191
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><u>11,952</u></u>		<u><u>31,191</u></u>
<b>RESERVES</b>					
Service charge reserves	6		11,952		31,191
<b>Leaseholders' Funds</b>			<u><u>11,952</u></u>		<u><u>31,191</u></u>

- a. For the period ending 31 December 2022 the company was entitled to exemption from audit 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:
- ensuring the company keeps accounting records which comply with Section 386; and
  - preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period, and of its surplus or deficit for the financial period, 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.

The financial statements were approved by the board on 16 January 2023 and signed on its behalf by:



Darryl James Kiy - director

Director

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31ST DECEMBER 2022**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime and as required under section 21(5) of the Landlord & Tenant Act 1985 and the RICS Service Charge Residential Management Code.

**2 STATUTORY INFORMATION**

Towpath Gardens RTM Company Ltd is a private company limited by guarantee, registered in England and Wales. The company's registered number and registered office can be found on the Directors' Report page.

The average number of employees during the period was: none

**3 TURNOVER**

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>31.12.22</u>	<u>31.12.21</u>
Service Charges	£ 39,960	£ 30,910

**4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>31.12.22</u>	<u>31.12.21</u>
Trade debtors ( <i>outstanding Service Charges</i> ) *	£ 453	£ -
Payments in advance ( <i>prepaid insurance cover</i> )	678	676
	<u>1,131</u>	<u>676</u>

No 4; £20, No 5; £2. No 10; £209, No 11; £222.

**5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>31.12.22</u>	<u>31.12.21</u>
Accrued expenses (costs not yet paid)	£ 30,861	£ 1,915
Service Charges received from leaseholders in advance	2,664	4,905
	<u>33,525</u>	<u>6,820</u>

**6 SERVICE CHARGE RESERVES**

Opening reserves	£ 31,191
Deficit for the year (note 10)	(19,239)
As at 31st December 2022	<u>11,952</u>

The directors consider that the company should aim to build reserves to a level similar to approximately two years of service charge income in order to meet unexpected expenditure requirements.

**7 INTEREST RECEIVED**

	<u>31.12.22</u>	<u>31.12.21</u>
Bank interest received	£ 420	£ 100

**Towpath Gardens RTM Company Ltd**  
**Registered Number 12817357**

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31ST DECEMBER 2022**

**8 Reconciliation of operating surplus to operating cash flows**

	<u>31.12.22</u>	<u>31.12.21</u>
	£	£
Operating (deficit)/surplus (note 10)	(19,659)	13,804
Service charge reserves transferred to company	-	17,287
Increase in debtors (note 4)	(455)	(676)
Increase in operating creditors (note 5)	26,705	6,820
Net cash inflow from operating activities	<u>6,591</u>	<u>37,235</u>

**9 Analysis of changes in cash during the year.**

	<u>31.12.22</u>	<u>31.12.21</u>
	£	£
Balance brought forward	37,335	0
Interest received (note 7)	420	100
Net cash inflow (note 8)	6,591	37,235
Balance at period-end	<u>44,346</u>	<u>37,335</u>

*The following notes do not form part of the statutory accounts:*

**10 Detailed Income and Expenditure**

*Compared to freeholders income and expenditure to 31 December 2021*

	<u>31.12.22</u>	<u>31.12.21</u>
	£	£
Total Income (note 3)	39,960	30,910
Maintenance - gardening	(750)	(625)
Maintenance - site	(1,500)	(1,085)
Maintenance - fascias and soffits	(44,000)	-
Maintenance - fire alarms/AOVs	(60)	(316)
Maintenance - building	(3,004)	(4,915)
Maintenance - electrical	(367)	(1,164)
Fly-tipping	(378)	(260)
Communal electricity	(1,263)	(1,049)
Communal cleaning	(1,440)	(1,200)
Management fees	(2,988)	(2,400)
Accountancy	(720)	(720)
Professional fees	-	(600)
Insurance - buildings	(2,717)	(2,517)
Insurance - directors and officers	(187)	(117)
Insurance - rebuild cost assessment	(150)	-
Bank charges	(35)	-
Postage, stationery and website	(47)	(58)
Company registration fees	(13)	(80)
<b>Total expenses</b>	<u>(59,619)</u>	<u>(17,106)</u>
Operating (deficit)/surplus	<u>(19,659)</u>	<u>13,804</u>
Add Interest received (note 7)	420	13
<b>(Deficit)/surplus transferred (from)/to reserves (note 6)</b>	<u>(19,239)</u>	<u>13,817</u>

**Towpath Gardens RTM Company Ltd**  
**Registered Number 12817357**

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31ST DECEMBER 2022**

**11 OTHER INFORMATION**

**Ground rent**

The leases were granted for a period of 125 years from 1 January 2009 with an annual ground rent of £125. The ground rent is reviewed every ten years commencing 1 April 2018 and increased by in line with the increase in Retail Price Inflation.

**Service charges**

The company has appointed a professional local managing agent to manage the premises on its behalf. The managing agent advises the company on the level of service charges based on forecast expenditure.

**Commissions and kick backs**

No commission or kick-backs of any kind are received by the managing agent or the company directors.