

Company Reg No: 3642679

ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

Report and Financial Statements

31 December 2021

ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

REPORT AND FINANCIAL STATEMENTS

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Not forming part of the statutory financial statements

Service charge accounts

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DIRECTORS' REPORT

The directors present their annual report and financial statements for the year ended 31 December 2021.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which 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 those financial statements, 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 that 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.

ACTIVITIES

The company's principal activity during the year continued to supervise the management of the development at St James Park, Long Ditton, Surrey, in trust for the lessees. To achieve this effectively the company appoints managing agents to act on its behalf and consequently does not trade.

DIRECTORS' AND THEIR INTERESTS

The directors who served during the year, together with their interests in the share capital of the Company are as follows:

	Ordinary shares	
	2021	2020
D W Ball	1	1
L Black	1	1
F M Canning	1	1
H M Catto-Breslin	1	1
J B Farmer	1	1
A J Holder	1	1
A W Keen	1	1
S R Moss	1	1
R W Smith	1	1

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

R W Smith
Chairman

Date 28 May 22

ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

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INCOME AND EXPENDITURE ACCOUNT
Year ended 31 December 2021

	2021	2020
	£	£
Income	-	-
Administrative expenses	-	-
OPERATING PROFIT	<u>-</u>	<u>-</u>
Interest receivable and similar income	-	-
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	-	-
RETAINED SURPLUS/(LOSS) FOR THE FINANCIAL YEAR	<u><u>-</u></u>	<u><u>-</u></u>

Following advice, the company acknowledges that service charges and costs are transacted in trust for the property owners and as such do not belong to the company. Separate service charge accounts are prepared on pages 5 to 7 in accordance with the Landlord and Tenant Act 1985.

ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

BALANCE SHEET
31 December 2021

	2021	2020
	£	£
FIXED ASSETS	<u>-</u>	<u>-</u>
CURRENT ASSETS		
Amount due from St James Park (Long Ditton) Estate Service Charge fund	- <u>3,180</u>	- <u>3,180</u>
	<u>3,180</u>	<u>3,180</u>
CREDITORS: amounts falling due within one year	-	-
NET CURRENT ASSETS	<u><u>3,180</u></u>	<u><u>3,180</u></u>
 CAPITAL AND RESERVES		
Called up share capital	2 3,180	3,180
Major works reserve	-	-
SHAREHOLDERS' FUNDS	<u><u>3,180</u></u>	<u><u>3,180</u></u>

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

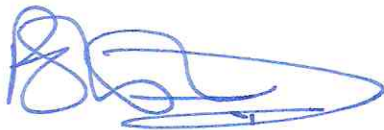
Director's responsibilities

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Signed on behalf of the Board of Directors



R W Smith
Chairman

Following advice, the company acknowledges that service charges and costs are transacted in trust for the property owners and as such do not belong to the company. Separate service charge accounts are prepared on pages 5 to 7 in accordance with the Landlord and Tenant Act 1985.

NOTES TO THE ACCOUNTS
Year Ended 31 December 2021

1 ACCOUNTING POLICIES

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

2 SHARE CAPITAL

	<u>2021</u>	<u>2020</u>
Authorised and allotted		
2 Ordinary 'A' shares of £10.00 each	20	20
316 Ordinary 'B' shares of £10.00 each	<u>3160</u>	<u>3160</u>
	<u>3180</u>	<u>3180</u>

THE FOLLOWING PAGES DO NOT PART OF THE ACCOUNTS

ST JAMES PARK (LONG DITTON) ESTATE
Service Charge Account

INCOME AND EXPENDITURE ACCOUNT
Year ended 31 December 2021

	Note	2021 £	2020 £
Income		203,889	198,720
Administrative expenses		203,889	198,838
OPERATING Excess/(Loss)		<u>-</u>	<u>(118)</u>
Interest receivable and similar income		-	118
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	2	-	-
RETAINED SURPLUS/(LOSS) FOR THE FINANCIAL YEAR		<u>-</u>	<u>-</u>

ST JAMES PARK (LONG DITTON) ESTATE
Service Charge Account

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BALANCE SHEET
31 December 2021

	Note	2021 £	2020 £
FIXED ASSETS	6	<u>3,448</u>	<u>4,327</u>
CURRENT ASSETS			
Debtors	3	41,761	13,824
Cash at Bank and in hand		115,568	168,249
		<u>160,777</u>	<u>186,400</u>
CREDITORS: amounts falling due within one year	4	42,681	59,412
NET CURRENT ASSETS		<u>118,096</u>	<u>126,988</u>
NET ASSETS		<u><u>118,096</u></u>	<u><u>126,988</u></u>
CAPITAL AND RESERVES			
Major works reserve	5	118,096	126,988
MEMBERS' FUNDS		<u><u>118,096</u></u>	<u><u>126,988</u></u>

NOTES TO THE ACCOUNTS
Year Ended 31 December 2021

1 ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below.

Accounting convention

The financial statements are prepared under the historical cost convention.

Service charge income

Service charge income represents the amount receivable from members to recover operating costs.

2 TAX ON PROFIT ON ORDINARY ACTIVITIES

Tax charge for the year

	2021 £	2020 £
Current taxation	-	-
Income tax on bank interest receivable	-	-
	<u>-</u>	<u>-</u>

3 DEBTORS

	2021 £	2020 £
Service charge arrears	27,119	11,971
Service charge Shortfall	12,381	-
Prepayments	1,626	1,853
Other Debtors	635	-
	<u>41,761</u>	<u>13,824</u>

All amounts are due within one year

NOTES TO THE ACCOUNTS
 Year Ended 31 December 2021

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Service Charges paid in advance	27,947	41,735
Income Tax payable	-	-
Other creditors and accruals	14,734	14,730
Service Charge Excess	-	2,947
	<u>42,681</u>	<u>59,412</u>

5 MAJOR WORKS RESERVE

	General Estate £	Electronic Gate £	Landscape /Planting £	Total
As at 1 January 2021	69,232	20,857	36,899	126,988
Transfer from service charge account	10,100	1,000	35,000	46,100
Utilised during year under review	(23,634)		(31,358)	(54,992)
At 31 December 2021	<u>55,698</u>	<u>21,857</u>	<u>40,541</u>	<u>118,096</u>

6 ASSETS

	Garden Equipment £	Dep'n £	Net Value £
Balance brought forward 1 January 2021	8,791	(4,464)	4,327
Additions			0
Depreciation		(879)	(879)
Balance carried forward 31 December 2021	<u>8,791</u>	<u>(5,343)</u>	<u>3,448</u>

ST JAMES PARK (LONG DITTON) ESTATE
Service Charge Account

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STATEMENT OF SERVICE CHARGES AND COSTS
Year ended 31 December 2021

	NOTE	2021 £	2020 £
INCOME			
Service charge income		203,889	198,720
Additional Service Fee		-	-
Bank Interest Received		-	118
		<u>203,889</u>	<u>198,838</u>
 SERVICE CHARGE EXPENSES			
Concierge	2	11,156	12,180
General Estate	3	187,715	184,751
Electronic Gate	4	5,018	1,907
		<u>203,889</u>	<u>198,838</u>

ST JAMES PARK (LONG DITTON) ESTATE
Service Charge Account

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NOTES TO THE STATEMENT OF SERVICE CHARGES AND COSTS
Year ended 31 December 2021

	2021 £	2020 £
1 SERVICE CHARGE INCOME		
Service charges demanded	188,147	184,818
Sundry Income	0	298
Excess /Shortfall	15,742	13,722
	<u>203,889</u>	<u>198,838</u>
2 CONCIERGE EXPENSES		
Staff Costs		
Salaries and National Insurance	11,156	12,180
Telephone	-	-
Other concierge costs	-	-
	<u>11,156</u>	<u>12,180</u>
3 GENERAL ESTATE EXPENSES		
Insurance	1,509	1,633
Insurance ReValuation	0	0
Electricity	7,764	5,084
Light bulb replacement	0	844
Maintenance of landscaped areas	73,200	73,200
Annual Replanting	0	0
Signage	0	348
General repairs and renewals	37,065	33,258
Railings	650	620
Bank Charges	475	445
Interest Payable	0	0
Hire of Hall	0	0
Management fees	17,520	17,520
Water Rates	200	249
Depreciation	879	879
Legal & Professional	0	2,745
Printing, Stationery	875	186
Accounting Bal 2019	0	240
Accounting 2020	1,500	1,440
Sundry expenses	979	960
	<u>142,615</u>	<u>139,651</u>
Transfer to landscaping reserve fund	35,000	35,000
Transfer to Major works reserve fund	10,100	10,100
	<u>187,715</u>	<u>184,751</u>
4 ELECTRONIC GATE EXPENSES		
Gate and barrier maintenance	4,018	907
	<u>4,018</u>	<u>907</u>
Transfer to electronic gate reserve fund	1,000	1,000
	<u>5,018</u>	<u>1,907</u>