

MWML Board, September 2021

Agenda item 5: Accounts

Purpose of paper

1. At the AGM members will be asked:
 - 1.1. to receive the Directors' Report and Accounts of the Company for the year ending 31 March 2021 with the Auditor's report thereon
 - 1.2. to re-appoint LBCO Ltd (T/A Lees-Buckley & Co) as Auditors of the Company at a remuneration to be fixed by the Directors.
2. This means that it is incumbent upon the Directors to scrutinise the accounts closely because if the Board approves them, that is perhaps the only scrutiny they will receive. This scrutiny prior to approval is perhaps the most important function that Directors of a residents' company like ours have.

Commentary

Timeliness

3. Unfortunately, as of 1 September when these papers are distributed, the Board did not yet have all the papers that Directors need for proper scrutiny. The Secretary has received (on the afternoon of 31 August) a draft service charge certificate, detailing the expected outturn on that element of MWML finances. We do not yet have the full accounts and draft auditor's statement, which were requested to reach the Secretary two weeks before this meeting (7 September), the date of which was set with the promise that we **would** have all the papers in good time.
4. If Directors agree, the Board could send a message to Lees-Buckley that we expect that the (not very complex) draft accounts of a company whose financial year ends 31 March should have reached the managing agent at least a month before the crucial annual Board meeting in September. Lees-Buckley should undertake to do better in 2022 if they want to retain this business (for which we pay approximately 1% of all income the Company receives).
5. The accounts show that we are a substantial enterprise, with income and expenditure of around half a million pounds a year (marginally less this year, no doubt partly for reasons of lockdown).
6. Any further comments are left to Philip Gould.

Michael Stark
31 August 2021

SERVICE CHARGE CERTIFICATE - DRAFT

FOR THE YEAR ENDED 31ST MARCH 2021

	AMENITY LANDS			FLATS			2021 TOTAL	2020 TOTAL
	BUDGET	ACTUAL	NON ANNUAL	BUDGET	ACTUAL	NON ANNUAL		
<u>INCOME</u>		£	£		£	£	£	£
SERVICE CHARGES - BLOCKS OF FLATS	-	-	-	-	187,800	117,250	305,050	258,490
SERVICE CHARGES - AMENITY LANDS	-	170,884	56,000	-	-	-	226,884	227,772
PARKING PERMITS - AMENITY LANDS	7,000	6,974	-	-	-	-	6,974	6,575
	7,000	177,858	56,000	-	187,800	117,250	538,908	492,837
<u>ADMINISTRATIVE EXPENSES</u>								
AUDIT FEES	5,000	5,160	-	-	-	-	5,160	5,000
LEGAL AND PROFESSIONAL	2,000	1,173	-	1,000	-	-	1,173	1,120
SUNDRIES, PRINTING, ETC	150	135	-	-	-	-	135	351
AGM AND RESIDENTS' EVENTS	6,000	746	-	-	-	-	746	6,669
	14,500	7,214	-	2,000	-	-	7,214	13,140
<u>ESTATE EXPENDITURE</u>								
GARDENING-MAINTENANCE CONTRACT	60,000	60,559	-	-	-	-	60,559	60,561
GARDENING-PROJECTS AND PLANTING	7,000	7,396	-	-	-	-	7,396	8,153
TREECARE	5,000	5,100	-	-	-	-	5,100	492
WATER RATES	2,000	1,190	-	2,000	1,190	-	2,380	2,608
DRAIN AND GUTTER CLEARANCE	5,000	3,300	-	5,000	4,614	-	7,914	8,095
CLEANING AND RUBBISH COLLECTION	30,000	-	-	30,000	38,237	-	38,237	34,372
ROAD SWEEPING	4,000	4,544	-	-	-	-	4,544	3,901
WINDOW CLEANING	2,000	-	-	2,000	2,016	-	2,016	2,016
LIGHTING	10,000	12,394	-	10,000	5,126	-	17,520	15,106
ELECTRICAL REPAIRS	7,000	7,102	-	7,000	3,457	-	10,559	5,770
TV AND SATELLITE AERIAL	3,000	3,831	-	-	-	-	3,831	4,676
ENTRY-PHONE SYSTEM	2,000	-	-	2,000	2,409	-	2,409	3,172
EXTERNAL REDECORATION	-	-	-	-	-	-	0	-
PODIUM AND FAÇADE DESIGN COSTS	-	-	-	-	-	-	0	7,242
ELECTRIC VEHICLE PROPOSALS	-	-	-	-	-	-	0	5,940
PEST CONTROL	5,000	5,517	-	5,000	1,038	-	6,555	4,129
LEGAL AND PROFESSIONAL	4,000	3,151	-	2,000	-	-	3,151	5,951
SUNDRIES, PRINTING, ETC	200	-	-	100	16	-	16	-
PARKING CONTROL	2,000	1,600	-	-	-	-	1,600	2,216
SECURITY AND BARRIER	7,000	10,501	-	7,000	1,673	-	12,174	6,948
HEALTH AND SAFETY	500	-	-	500	-	-	-	300
EXCESS RE INSURANCE CLAIMS	-	-	-	2,000	1,909	-	1,909	19,140
GENERAL REPAIRS AND MAINTENANCE	5,000	2,632	-	5,000	9,397	-	12,029	22,094
RIVER WALL MAINTENANCE	3,000	(6,152)	-	-	-	-	(6,152)	1,538
INSURANCE	6,000	6,733	-	52,000	51,869	-	58,602	49,463
INSURANCE - DIRECTORS' LIABILITY	750	354	-	-	-	-	354	449
MANAGEMENT FEES	30,500	28,023	-	30,500	29,508	-	57,531	60,982
EXPENDITURE BEFORE PROVISIONS	158,490	157,775	-	125,988	152,459	-	310,234	335,314
TRANSFER TO PROVISIONS	58,000	-	56,000	117,250	-	117,250	173,250	165,368
PROVISIONS APPLIED IN THE YEAR	12,870	12,870	-	35,341	-	-	48,211	(20,985)
TOTAL ESTATE EXPENDITURE	210,490	170,644	56,000	309,238	187,800	117,250	531,694	479,697
TOTAL EXPENDITURE	233,990	177,858	56,000	307,269	187,800	117,250	538,908	492,837
<u>SURPLUS FOR YEAR</u>		0	-		0	-	-	-