

Astormile Limited

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

25 December 2023
Company No 01492329

Astormile Limited

FINANCIAL STATEMENTS

YEAR ENDED 25th DECEMBER 2023

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ASTORMILE LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 25th DECEMBER 2023

The directors submit their report together with the financial statements for the year ended 25th December 2023.

PRINCIPAL ACTIVITIES

The principal activity of the company is to manage, maintain and administer land and buildings at Brookfield Close in Basingstoke. The company operates on behalf of the leaseholders who are members of the company in accordance with the terms of the leases and relevant company law.

BUSINESS REVIEW

The company operated as Residents Management Company during the year on a non-profit basis.

During the year the company undertook maintenance work to fascias, soffits and cladding and drainage work to the site.

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the year to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

DIRECTORS

The directors shown below have held office during the whole of the period from 26 December 2022 to the date of this report.

Dennis Stuart Lutley
Annalise Simone Kirk

The director shown below was appointed after 26 December 2022 and prior to the date of this report.

Richard Henry Simmonds - appointed 24 October 2023.

BY ORDER OF THE BOARD



John Robert Morris FCMA CGMA MIRPM
Company Secretary
24 January 2024

Registered Office:
15 Windsor Road, Swindon, SN3 1JP

Registered in England No 01492329
www.brookfieldclose.rmcweb.site

ASTORMILE LIMITED

Registered Number 01492329

Income Statement

For the year ended 25 December 2023

		2023	2022
	Notes	£	£
TURNOVER	3	25,783	22,610
Administrative expenses	10	(24,733)	(36,563)
OPERATING SURPLUS/(DEFICIT)		1,050	(13,953)
Interest receivable and similar income	6	867	447
RETAINED SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR		1,917	(13,506)

ASTORMILE LIMITED

Registered Number 01492329

Balancing Statement as at 25 December 2023

	Notes	25 December 2023		25 December 2022	
		£	£	£	£
CURRENT ASSETS					
Cash at Bank		40,700		46,783	
Debtors	4	<u>4,240</u>		<u>3,729</u>	
		44,940		50,512	
CREDITORS					
Amounts falling due within one year	5	(7,540)		(15,029)	
NET CURRENT ASSETS			37,400		35,483
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>37,400</u></u>		<u><u>35,483</u></u>
RESERVES					
Called up share capital	6		28		28
Service charge reserves	9		37,372		35,455
Leaseholders' Funds			<u><u>37,400</u></u>		<u><u>35,483</u></u>

a. For the year ending 25 December 2023 the company was entitled to exemption 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:

i. ensuring the company keeps accounting records which comply with Section 386; and

ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, 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.

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

The financial statements were approved by the board of directors on 24 January 2024 and signed on its behalf by:



Annalise Simone Kirk

Director

ASTORMILE LIMITED

Registered Number 01492329

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 25th DECEMBER 2023

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

Astormile Limited is a private company, limited by £1 ordinary shares of which 28 have been issued and fully paid, registered in England and Wales. The company's registered number and registered office address can be found on the Directors' Report page.

The average number of employees during the year was: none (2022: none)

3 TURNOVER

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

	<u>25.12.2023</u>	<u>25.12.2022</u>
	£	£
Service charges	24,808	21,560
Ground rents - <i>collected and paid to freeholder</i>	975	1,050
	<u>25,783</u>	<u>22,610</u>

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>25.12.2023</u>	<u>25.12.2022</u>
	£	£
Trade Debtors - <i>money owed as outstanding Service Charges*</i>	610	329
Payments in advance - <i>prepaid insurance</i>	3,630	3,400
	<u>4,240</u>	<u>3,729</u>

*No 4 Sycamore £10; No 4 Willow £600.

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>25.12.2023</u>	<u>25.12.2022</u>
	£	£
Accrued expenses - <i>costs incurred but not yet paid</i>	3,188	3,549
Service Charges received from leaseholders in advance	4,352	11,480
	<u>7,540</u>	<u>15,029</u>

6 INTEREST RECEIVABLE

	<u>25.12.2023</u>	<u>25.12.2022</u>
	£	£
On bank deposits	867	447

7 SERVICE CHARGE RESERVES

	£
As at 26th December 2022	35,455
Surplus for the year (note 10)	1,917
As at 25th December 2023	<u>37,372</u>

The company policy is to forecast future years expenditure and maintain the service charge reserves at a level appropriate to meet both expected expenditure requirements and an allowance of approximately two years of service charge income to cover unexpected costs so that large service charge variations from year to year are avoided.

ASTORMILE LIMITED

Registered Number 01492329

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 25th DECEMBER 2023*The following note does not form part of the statutory accounts:*

	<u>25.12.2023</u>	<u>25.12.2022</u>
8 Reconciliation of operating surplus/(deficit) to operating cash flows	£	£
Operating surplus/(deficit)	1,050	(13,953)
(Increase)/decrease in debtors (note 4)	(511)	187
(Decrease)/increase in operating creditors (note 5)	(7,489)	3,695
Net cash outflow from operating activities	<u>(6,950)</u>	<u>(10,071)</u>
9 Analysis of changes in cash during the year.	£	£
Balance brought forward	46,783	56,407
Net cash outflow (note 8)	(6,950)	(10,071)
Interest received (note 6)	867	447
Balance at year-end	<u>40,700</u>	<u>46,783</u>
10 Detailed Income and Expenditure	25.12.2023	25.12.2022
	Total	Total
	£	£
Total Income (note 3)	25,783	22,610
Maintenance - grounds	(5,670)	(6,046)
Maintenance - site (including drainage)	(2,774)	(10,559)
Ground rent	(975)	(1,050)
Insurance - Buildings	(3,366)	(2,802)
Insurance - Directors & Officers	(200)	(200)
Sundry	(21)	(43)
Maintenance - buildings	(4,710)	(1,367)
Maintenance - roof	-	(7,185)
Fly-tipping removal	(20)	-
Companies House fees	(13)	(13)
Fire Risk Assessment	-	(880)
Accountancy	(840)	(840)
Management fees	(6,144)	(5,578)
	<u>(24,733)</u>	<u>(36,563)</u>
Operating (deficit)/surplus	1,050	(13,953)
Add Interest received (note 8)	867	447
(From)/to service charge reserves (note 9)	<u>1,917</u>	<u>(13,506)</u>

11 OTHER INFORMATION**Ground Rent and lease term**

The company holds a head lease with the freeholder dated 3 February 1981 for 99 years from 25 December 1980. The annual ground rent was set as £1,280 for the first 33 years, £1,920.00 for the next 33 years and £2,560 for the remainder of the term payable half-yearly on 24 June and 25 December

The company entered into a deed of variation on 4 April 2008 reducing the ground rent proportionately for each sub-lease granted a peppercorn (£Nil) ground rent with a 90 year lease extension under the Leasehold Reform Housing and Urban development Act 1993 (as amended). This means that the amount of ground rent payable by the company to the freeholder will remain equal to the amount payable to it by the leaseholders.

Service Charge

The company has appointed a managing agent to act on its behalf. The managing agent advises the company on the level of service charges based on forecast expenditure and reserve transfer.

Commissions and kick backs

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