

Comfrey House RTM Company Limited

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

31 December 2025
Company Number 07716090

Comfrey House RTM Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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Comfrey House RTM Company Limited

REPORT OF THE DIRECTOR

YEAR ENDED 31ST DECEMBER 2025

The director submits their report together with the financial statements for the period ended 31st December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the company is to manage, maintain and administer the land and buildings at Comfrey House, Seacole Crescent, Swindon. The company has acquired the Right To Manage the property.

BUSINESS REVIEW

During the year repairs were made to the carport roof and the door access control system was upgraded to improve the safety and security of residents.

SERVICE CHARGE ACCOUNTS

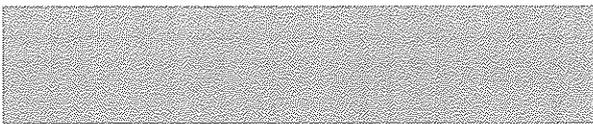
The director has produced the statutory accounts to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members. In the interests of openness and transparency the director has produced full accounts including a detailed statement of income and expenditure.

DIRECTORS

The director shown below has held office during the whole of the period from 1 January 2025 to the date of these accounts:

Julian Bell

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MTPI
Company Secretary
6 January 2026

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

Registered in England No: 07716090

Comfrey House RTM Company Limited
Registered Number 07716090

Income Statement

For the year ended 31 December 2025

		2025	2024
	Notes	£	£
TURNOVER	3	9,240	8,610
Administrative expenses	10	(9,065)	(5,585)
OPERATING SURPLUS		175	3,025
Interest receivable and similar income	6	54	143
SURPLUS FOR THE FINANCIAL YEAR		229	3,168

Comfrey House RTM Company Limited

Registered Number 07716090

Balancing Statement as at:-

	Note	31st December 2025		31st December 2024	
		£	£	£	£
Current Assets					
Cash at Bank		8,493		6,297	
Debtors	4	<u>741</u>		<u>662</u>	
		9,234		6,959	
Creditors : Amounts falling due within one year	5	(5,693)		(3,647)	
Net Current Assets			<u>3,541</u>	<u>3,312</u>	
Total Assets Less Current Liabilities			<u><u>3,541</u></u>	<u><u>3,312</u></u>	
Reserves					
Service Charge reserves	7		3,541	3,312	
Members' Funds			<u><u>3,541</u></u>	<u><u>3,312</u></u>	

a. For the period ending 31 December 2025 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 director on 6 January 2026 and signed by:



Julian Bell - director

Comfrey House RTM Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

1 ACCOUNTING POLICIES

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

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

2 STATUTORY INFORMATION

Comfrey House RTM Company Limited is a private company, limited by guarantees of £1 each from the six members and is 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 (2024: none)

2 TURNOVER

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

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service Charges due for the period	9,240	8,610

4 DEBTORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade Debtors - <i>service charges outstanding</i>	-	-
Payments in advance - <i>prepaid insurance</i>	741	662
	<u>741</u>	<u>662</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses	3,573	3,107
Service Charges received in advance	2,120	540
	<u>5,693</u>	<u>3,647</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	54	143

7 RECONCILIATION OF SERVICE CHARGE RESERVES

	£	
Balance brought forward at 1st January 2025	3,312	
Retained surplus for the year (note 10)	229	
As at 31st December 2025	<u>3,541</u>	

The director considers that service charge reserves should be maintained at a level equal to approximately two years service charge income in order to avoid large fluctuations in service charge demands from year to year.

Comfrey House RTM Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

8 Reconciliation of operating surplus to operating cash flows	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating surplus	175	3,025
Increase in debtors (note 4)	(79)	(155)
Increase/(decrease) in operating creditors (note 5)	2,046	(335)
Net cash inflow from operating activities	<u>2,142</u>	<u>2,535</u>

9 Analysis of changes in cash during the period.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	6,297	3,619
Interest received (note 6)	54	143
Net cash inflow from operating activities (note 9)	2,142	2,535
Balance at year-end	<u>8,493</u>	<u>6,297</u>

The following note does not form part of the statutory accounts

10 Detailed Income and Expenditure	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total Income (note 3)	9,240	8,610
Maintenance - building	(1,108)	(320)
Maintenance - door access control	(1,477)	-
Maintenance - electrical	(360)	(81)
Maintenance - cleaning communal areas	(595)	(607)
Maintenance - window cleaning	(100)	-
Maintenance - waste removal	(280)	-
Maintenance - grounds	(601)	(437)
Communal electricity	(540)	(500)
Managing agent fees	(1,692)	(1,584)
Accountancy	(720)	(600)
Professional fees - <i>risk assessment</i>	-	(325)
Professional fees - <i>fire door risk assessment</i>	(61)	-
Insurance - buildings	(1,136)	(936)
Insurance - directors and officers	(149)	(114)
Insurance - rebuild cost assessment	(200)	-
Sundry	(12)	(47)
Companies House fee	(34)	(34)
	<u>(9,065)</u>	<u>(5,585)</u>
Operating surplus	175	3,025
Interest received (note 6)	54	143
Transfer to service charge reserves	<u>229</u>	<u>3,168</u>

Comfrey House RTM Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

11 OTHER INFORMATION

Ground rent

The building consists of six apartments on leases that run from 1 July 2009 for 250 years at an initial ground rent of £150.00 a year. The ground rent increases at each ten year anniversary by the amount that the Private Sector Average Earnings Index all employees - main industrial sectors published by the Office for National Statistics or any successor ministry or department has increased since 1 July 2009.

Service charge

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, kickbacks and related parties.

During the year no commissions or kick-backs were received by the managing agent or the company director.