

Springhill Residents Association 2013 Accounts

These accounts cover 1 January – 31 December 2013. This is our ninth year.

Income

Monthly	£14,484.48	the Service Charge as per the Lease
Other	£3,562.01	PV income, legal/admin charges, donations, etc..
TOTAL	£18,046.49	

Expenditure (including immediately due items and liabilities)

Insurance	£5,100.00	of Common House, common areas, for 12 months to September 2013
Electric	£866.00	Regular monthly payments, dual-fuel with gas
Gas	£562.73	Regular monthly payments, dual-fuel with electric
Lift telephone	£300.59	
Water	£1,450.00	Calculated from readings and domestic charges
Maintenance	£942.65	As organised by David & Lee.
Lift care	£506.16	For servicing / repair visits.
Consumables	£86.78	Parking notices, loo-roll, etc.
Administration	£43.00	Companies House entry £13, and archive £30 as organised by Sylvia
Gardening	£457.50	As organised by Sylvia & Madi
Tree works	£6,758.00	Major works in 2013 undertaken by Tree Maintenance Ltd
To Kitchen account	£1,247.30	Transferred to kitchen account to cover reducing balance there.
Housekeep / clean	£64.00	Jane Serrailier and others
Workdays	£308.28	
Secret Garden	£780.26	Primarily retaining wall
Dryer	£730.00	In laundry
Consensus training	£720.00	
Sofas	£643.00	
Wormery	£600.00	In secret garden
Heating report	£400.00	
Paint	£310.43	
Curtains	£282.00	
Photos	£170.00	Displayed on internal stairs from the various pantomimes
“Small” projects	£304.07	£100.00 DVD play; £88.80 kick plates; £50.48 CH small items; £26.79 Quadro; £38.00 tune piano
TOTAL	£23,632.7	

5

Cash and bank accounts

2012 balance of £35,502.47 + Income as above minus Expenditure of £21,830.57 = £31,718.39.

At 31/12/12 this was held as £28.72 in cash; £20,682.10 at Nationwide and £11,007.57 at Lloyds.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£6,730	Based on meter readings and charge rates for a domestic bill.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
LT fund	£25,000	Decreased by £3k from reserve at end 2012. For Long Term maintenance.
TOTAL	£31,765	

Stephen Bryden, Treasurer

21 January 2013

Springhill Residents Association 2012 Accounts

These accounts cover 1 January – 31 December 2012. This is our eighth year.

Income

Monthly	£14,505.12	the Service Charge as per the Lease
Other	£3,321.20	Half-percent of purchases, PV income, legal/admin charges, donations.
TOTAL	£17,826.32	

Expenditure

Insurance	£5,000.00	of Common House, common areas, for 12 months to September 2013
Electric	£752.91	Regular monthly payments, dual-fuel with gas
Gas	£505.00	Regular monthly payments, dual-fuel with electric
Lift telephone	£279.65	
Maintenance	£547.82	As organised by David & Lee. Includes servicing extinguishers, alarms
Lift care	£748.73	For servicing / repair visits. Paid one year in January, another in Dec.
Consumables	£117.32	Plates, parking notices, loo-roll, etc.
Administration	£19.30	Companies House entry, some bank charges
Gardening	£353.62	As organised by Sylvia & Madi
Tree works	-£10.00	Payments made for chopped wood
Kitchen equipment	£1,144.61	Replace dish-washer; fridge and cutlery
PV installation	£10,148.90	Has produced income shown in section above, ~£450 per quarter.
Wood + painting	£2,258.41	£1008 for Greenheart report. Rest on paint and labour costs.
Greenhouse	£503.90	Base built and greenhouse installed in Secret Garden
Pantomimes	£500.00	£100 net cost of Aladdin from 2011; £400 advance for EnchantedWood
Children's play	£303.62	Sand pit and sand; hand-ball net.
Steps to 25+26	£380.00	
"Small" projects	£283.14	£135 hose; £85.96 small items in CH; £50.70 Quadro; £11.48 games kit
TOTAL	£23,836.93	

Cash and bank accounts

2011 balance of £41,513.08 + Income as above minus Expenditure as above = £35,502.47. At 31/12/12 this was held as £31.72 in cash and £35,470.75 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£5,280	Based on meter readings and charge rates for a domestic bill.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Tree work	£2,000	Budgeted for 2011 and 2012 and not spent
LT fund	£28,000	Increased by £1k from reserve at end 2011. For Long Term maintenance.
TOTAL	£35,315	

Stephen Bryden, Treasurer

9 January 2013

Springhill Residents Association 2011 Accounts

These accounts cover 1 January – 31 December 2011. This is our seventh year.

Income

Monthly	£14,483.04	the Service Charge as per the Lease
Other	£2,083.93	Half-percent of purchases, laundry-charges, legal/admin charges, donations.
TOTAL	£16,566.97	

Expenditure

Insurance	£4,910.28	of Common House, common areas, for 12 months to September 2011
Electric	£936.00	Regular monthly payments, dual-fuel with gas
Gas	£336.00	Regular monthly payments, dual-fuel with electric
Lift telephone	£262.77	
Maintenance	£1,520.17	As organised by David & Lee
Lift care	£124.80	Payments for servicing / repair visit
Consumables	£96.57	More/replacement plates; rat pellets
Administration	£14.00	Companies House entry
Gardening	£325.75	As organised by Sylvia & Madi
Tree works	-£32.00	Payments made for chopped wood
Kitchen equipment	£155.88	
Washing machine	£949.99	
Curtains	£814.91	
Children's play	£147.36	Wood for constructing sand pit
"Small" projects	£196.28	£114.80 Hoover; £32.50 door closer; £29.60 sofas; £19.38 cleaning kit
TOTAL	£10,758.7	

6

Cash and bank accounts

2010 balance of £35,704.87 + Income as above minus Expenditure as above = £41,513.08. At 31/12/11 this was held as £58.58 in cash and £41,454.50 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£4,160	Based on meter readings and charge rates for a domestic bill.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Tree work	£1,000	Budgeted for 2011 and not spent
Tax	£5,250	Provision made April 2008.
Kitchen	£1,200	Held on behalf of kitchen accounts, for equipment requirements there.
LT fund	£27,000	Increased by £3k from reserve at end 2010. For Long Term maintenance.
TOTAL	£38,645	

General enhancement funds

On the basis of the above, some £2,860 is available for general enhancement works, with £850 already allocated (greenhouse base £400; Aladdin net cost £100; children's play £350).

Stephen Bryden, Treasurer

3 February 2012

Springhill Residents Association 2010 Accounts

These accounts cover 1 January – 31 December 2010. This is our sixth year.

Income

Monthly	£14,565.10	the Service Charge as per the Lease
Other	£4,318.45	Half-percent of purchases, laundry-charges, donations.
TOTAL	£18,883.55	

Expenditure

Insurance	£6,500.00	of Common House, common areas, for 12 months to September 2011
Electric	£942.00	Regular monthly payments, dual-fuel with gas
Gas	£300.00	Regular monthly payments, dual-fuel with electric
Lift telephone	£246.73	
Maintenance	£389.49	As organised by David & Lee
Lift care	£350.15	Payment for servicing over a year and one repair visit
Consumables	£68.02	More/replacement plates; rat pellets
Administration	£17.10	Companies House entry, stamps
Gardening	£342.29	As organised by Sylvia & Madi
Tree works	£3,693.99	Report in January; significant works (paid for) in February and July
Secret Garden	£1,399.89	Install raised beds
Red sofas	£646.98	In the Common House (and some small tables)
Kitchen equipment	£394.22	Organised by the kitchen committee: Sarah and others
Paint CmnHse wood	£334.41	Finishing by Sylvia and Lee, follows £3k of work in 2009
“Small” projects	£642.30	£330 new CH locks. £162.30 cleaning kit. £150 car park paling fence.
TOTAL	£16,267.5	

7

Cash and bank accounts

2009 balance of £33,088.89 + Income as above minus Expenditure as above = £35,704.87. At 31/12/10 this was held as £81.75 in cash and £35,623.12 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£3,220	Based on meter readings and charge rates for a domestic bill.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Tax	£5,250	Provision made April 2008.
Kitchen	£1,200	Held on behalf of kitchen accounts, for equipment requirements there.
LT fund	£23,000	Increased by £3k from reserve at end 2009. For Long Term maintenance.
TOTAL	£32,705	

General enhancement funds

On the basis of the above, some £3000 is available for general enhancement works.

Stephen Bryden, Treasurer

January 2011

Springhill Residents Association 2009 Accounts

These accounts cover 1 January – 31 December 2009. This is our fifth year.

Income

Monthly	£13,204.33	the Service Charge as per the Lease
Other	£1,591.18	Donations, laundry-charges, half-percent of purchases, lodger payments.
TOTAL	£14,795.51	

Expenditure

Insurance	£6,677.60	of Common House, common areas, for 12 months to September 2010.
Electric	£900.00	Regular monthly payments, dual-fuel with gas.
Lift telephone	£233.25	
Gas	£372.00	Regular monthly payments, dual-fuel with electric.
Maintenance	£587.44	As organised by David & Lee, including fire extinguisher/alarm service
Lift care	£230.00	Payment for servicing over a year.
Gardening	£350.02	As organised by Sylvia & Madi
Consumables	£26.76	Bag for cardboard, drinking glasses
Administration	£21.00	Companies House entry,
Paint CH windows	£3,000.00	Using some of our "Long-term" fund
Ground floor	£2,393.85	Additional to some in 2008 – install workshop, wooden floor
Tarmac SE path	£960.00	Behind numbers 9-14
"Small" projects	£1,202.32	Snooker table, gabions, power-washer, curtains, cleaning-kit, tools, etc.
TOTAL	£16,954.2	

4

Cash and bank accounts

2008 balance of £35,247.62 + Income as above minus Expenditure as above = £33,088.89. At 31/12/09 this was held as £47.96 in cash and £33,040.93 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£2,460	Based on meter readings and charge rates for a domestic bill.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Trees	£1,700	As carried over from 2008 and 2009 budget. Add to 2010 trees budget.
Tax	£5,250	Provision made April 2008.
Kitchen	£1,172	Held on behalf of kitchen accounts, for equipment requirements there.
Committee	£1,400	Amounts approved for secret garden and Green works
LT fund	£20,000	Same as reserve at end 2009. For Long Term maintenance.
TOTAL	£32,017	

General enhancement / fitting-out funds

On the basis of the above, some £1072 is available for general enhancement works in addition to the £1400 for projects already approved.

Stephen Bryden, Treasurer

January 2010

Springhill Residents Association 2008 Accounts

These accounts cover 1 January – 31 December 2008. This is our fourth year.

Income

Monthly	£12,069.22	the Service Charge as per the Lease
Other	£46,064.13	Donations, laundry-charges, tenancy payments. 2008: affordable unit #8 buy-out.
TOTAL	£58,133.35	

Expenditure

Insurance	£5421.87	of Common House, common areas. This was for 19 monthly payments: an annual payment, and prior to that seven monthly payments.
Electric	£840.00	Regular monthly payments, dual-fuel with gas.
Lift telephone	£219.34	
Gas	£300.00	Regular monthly payments, dual-fuel with electric.
Maintenance	£676.22	As organised by David & Lee
Lift care	£52.88	Only one visit took place.
Gardening	£502.48	As organised by Sylvia & Madi
Consumables	£76.61	Hoover bags, Teak oil, Bowls (desert / soup)
Administration	£17.16	Companies House entry; stamps + envelopes
Tree work	£1,229.38	Work in February; net of income from selling chopped wood
Replace pond-steps	£1,809.50	First use of the "Long-term" fund
"Small" projects	£467.53	Tree-house planning, LEDs, paddling pool, benches, chicken wire, etc.
"Big" projects	£7,134.00	Ground-floor, projector, table-tennis: as voted for in March.
Affordable housing	£20,000.0	Paid to Stroud District Council for our affordable housing obligations
	0	
TOTAL	£38,746.9	
	7	

Cash and bank accounts

2007 balance of £15,861.24 + Income as above minus Expenditure as above = £35,247.62 At 31/12/08 this was held as £89.60 in cash and £35,158.02 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£1,980	£1140 as 2007 plus estimated £70 per month since.
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Trees	£700	Not spent from 2008 allowance of £2000. Add to 2009 trees budget.
Tax	£5,250	Provision made April 2008.
Kitchen	£1,200	Held on behalf of kitchen accounts, for equipment requirements there.
Projects08	£4,918	Amounts approved to finish ground floor, secret garden, upstairs sink, etc.
LT fund	£20,000	Increased from the £6,000 reserve at end 2007. For Long Term maintenance.
TOTAL	£34,083	

General enhancement / fitting-out funds

On the basis of the above, some £1,164 is available for general enhancement or fitting-out works in addition to the £4,198 to conclude current projects.

Stephen Bryden, Treasurer

February 2009

Springhill Residents Association 2007 Accounts

These accounts cover 1 January – 31 December 2007. This is our third year; it still has parts probably unrepresentative of a typical future year.

Income

Monthly	£10,317.37	the Service Charge as per the Lease
Other	£1,701.89	Donations, laundry-charges, tenancy payments and some others
TOTAL	£12,019.26	

Expenditure

Insurance	£1306.20	of Common House, common areas. Since September, all buildings insurance. This amount is for 5 monthly payments: 2008 will be more.
Electric	£710.00	
Lift telephone	£208.29	
Gas	£285.00	
Maintenance	£673.59	
Lift care	£506.51	Changed service provider during 2007.
Gardening	£826.95	Includes various one-off purchases such as strimmer
Consumables	£93.06	Mostly stock of crockery
Administration	£54.99	Companies House, stamps + envelopes
Tree work	£3,000.43	Mostly in January; net of income from selling chopped wood
Projects	£1,155.48	£286 "Square" furniture + planting; £230.99 safety glass; £182.74 PV monitoring; £118.72 anti-slip works; £113.51 paint stairs; £100 mosaic; £76.52 car-park signs; £47 door-stops
TOTAL	£8,820.50	

Cash and bank accounts

2006 balance of £12,662.48 + Income as above minus Expenditure as above = £15,861.24 At 31/12/07 this was held as £121.34 in cash and £15,739.90 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for any water we have used. We should allow for this and other items as set out below.

Water	£1,140	Based on meter reading 13 Jan 2008
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Trees	£1,000	To allow for approved £2k spend in 2008, other half from 2008 budget
Cash-flow	£1,000	One month's income. Required if say insurance renewal becomes annual.
LT fund	£6,000	Increased from the £2700 reserve at end 2006. For Long Term maintenance.
TOTAL	£9,175	

General enhancement / fitting-out funds

On the basis of the above, some £6686 is available for general enhancement or fitting-out works.

Springhill Residents Association 2006 Accounts

These accounts cover 1 January – 31 December 2006. This is our second year, and is thus in part unrepresentative of future years.

Income

Monthly	£7174.39	the Service Charge as per the Lease
Other	£13,189.45	transfer from The Cohousing Company Ltd, boundary-work charge, others
TOTAL	£20,363.84	

Expenditure

Insurance	£956.00	Insurance of the Common House and common areas
Electric	£670.58	
Lift telephone	£203.33	
Gas	£452.48	Includes the bill for 2005
Maintenance	£365.52	Likely to rise in future years
Lift care	£423.00	Paid three regular quarterly charges this year, and no specific works
Gardening	£21.70	But lots done under “boundary”
Kitchen fit-out	£203.83	Now finished
Miscellaneous	£94.62	Snow-kit, window clean, Hoover bags, tea towels, stamps, envelopes
Enhancements	£6,722.59	£250 outside furniture; £350 on the wall below the sub-station; majority £6122.59 on the boundary works (fencing, trees, hedge-planting)
TOTAL	£10,113.6	

5

Cash and bank accounts

2005 balance of £2,412.29 + Income as above minus Expenditure as above = £12,662.48. At 31/12/06 this was held as £45.85 in cash and £12,616.63 in our account with the Nationwide.

Liabilities and reserved funds

We have not yet had to pay for the water we have used during 2005 + 2006. We should allow for this and other items as set out below.

Water	£460	£180 estimate for 2005; £280 guess for 2006
Electric	£60	November bill stated £51 behind on regular payments, allow for December
Shares	£35	Share capital of Springhill Cohousing Community Ltd
Trees	£3,000	Budget for work carried out in December but not yet invoiced
Boundary	£377	Unspent as yet from £6500 budget
LT fund	£2,700	Increased from the £883 reserve at end 2005. For Long Term maintenance.
TOTAL	£6,632	

General enhancement / fitting-out funds

On the basis of the above, some £6030 is available for general enhancement or fitting-out works, for example, for the painting of the internal staircase. Primarily this is what is left from £10,000 transferred from the Cohousing Company Ltd (developer).

Stephen Bryden, Treasurer

January 2007

Springhill Residents Association 2005 Accounts

These accounts cover the period from 08 December 2004, the setting up of our bank account, to 31 December 2005. As our first year, this is bound to be unrepresentative. It includes one-off expenditure to set-up the Common House, but with running costs lower than can be expected in future as we make more use of our common facilities.

Income

Monthly	£4,662.50	the Service Charge as per the Lease
Other	£15,799.20	transfers from The Cohousing Company Ltd, interest, table-top sale
TOTAL	£20,461.70	

Expenditure

Fit-out lower floors	£4,605.80	
Fit-out top floor	£9,954.26	But see also "Liabilities" below
Dispute resolution	£596.56	
Gardening	£559.97	
Build tree-house	£300.00	
Insurance	£969.00	
Utility bills	£664.15	But see also "Liabilities" below
Maintenance	£287.67	
Miscellaneous	£112.00	Web hosting, first-aid kit, plumb washing machines, notice-boards
TOTAL	£18,049.4	

1

Cash and bank accounts

Income minus Expenditure = £2,412.29. At 31/12/05 this was held as £41.17 in cash and £2,371.12 in our account with the Nationwide.

Liabilities

We have not yet had to pay for the water or gas we have used during 2005. We have plenty of ideas of how to spend the remainder of the £11k set-up budget.

Gas	£302.82	bill received in late December for the year
Water	£180.00	estimate based on meter readings
Fit-out	£1,045.74	remainder of £11k set-up budget
TOTAL	£1,528.56	

Contribution to reserves

On the basis of the above, net contribution to reserves stands at £883.73.