Mary Floyd House Management Company Limited

Service Charge Accounts and Financial Statements for the year ended

30 June 2026
Company Number 07688964

Mary Floyd House Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2026

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Mary Floyd House Management Company Limited

Governance and Directors' Statement

YEAR ENDED 30 JUNE 2026

Principal Activity

The principal activity of the company during the year was the management, maintenance and administration of the land and buildings at Mary Floyd House 15-16 Milton Road, Swindon.

The company's members are the leaseholders of the seven flats at Mary Floyd House, Milton Road, Swindon. To meet the costs of managing, maintaining and insuring the property, the company levies service charges in accordance with the leases. Service charge costs are apportioned between the leaseholders according to the relevant lease provisions, with certain costs shared equally by all seven flats and others shared only by the six flats that benefit from the communal internal areas.

Directors

The director who served throughout the year from 1 July 2025 to the date of approval of these financial statements was:

Carl Bellinger

Small Companies' Exemption Statement

For the year ended 30 June 2026, the company was entitled to exemption from audit under section 477 of the Companies Act 2006. The members have not required the company to obtain an audit in accordance with section 476 of the Act.

Directors' Responsibilities

The directors acknowledge their responsibilities for ensuring that the company keeps adequate accounting records which comply with section 386 of the Companies Act 2006; and preparing financial statements that give a true and fair view of the state of affairs of the company and of its surplus or deficit for the financial year, in accordance with section 393 of the Act, and that otherwise comply with the requirements of the Companies Act relating to accounts.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies' regime.

Approval of the Financial Statements

These financial statements were approved by the board of directors on 12 August 2026 and signed on behalf of the board by:

Carl Bellinger
Director

Registered office:
15 Windsor Road, Swindon, SN3 1JP
Registered number 07688964

Website: maryfloyd.bml.site

Mary Floyd House Management Company Limited

Income Statement
For the year ended:

	Note	30.06.2026	30.06.2025
		£	£
INCOME	3	10,500	10,090
Service charge expenditure	10	(15,018)	(7,279)
(DEFICIT)/SURPLUS BEFORE INTEREST		**(4,518)**	**2,811**
Interest receivable	6	472	497
(DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR		**(4,046)**	**3,308**

Mary Floyd House Management Company Limited

Balance Sheet as at:	Notes	**30.06.2026** £	£	**30.06.2025** £	£
Freehold land and buildings	11		1		1
Current Assets					
Cash at Bank		24,860		23,382	
Debtors	4	219		168	
		25,079		23,550	
Creditors:					
Amounts falling due within one year	5	(9,602)		(4,027)	
Net Current Assets			15,477		19,523
Total Assets Less Current Liabilities			**15,478**		**19,524**
Capital and Reserves					
Equity:					
Called up share capital	2		7		7
Equity shareholders' funds			7		7
Service Charge reserves:					
Common Areas	7		8,598		8,260
Common Parts	7		6,873		11,257
Service charge trust funds			15,471		19,517
Total funds including service charge funds			**15,478**		**19,524**

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2026.
The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2026 in accordance with Section 476 of the Companies Act 2006.
The directors acknowledge their responsibility for:
- ensuring the company keeps adequate accounting records under section 386;
- preparing financial statements that comply with the requirements of the Act and give a true and fair view;
- delivering financial statements to the Registrar of Companies within the time limits set out in section 442.

These financial statements 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 12 August 2026 and were signed on its behalf by:

Carl Bellinger

Mary Floyd House Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 JUNE 2026

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the provisions applicable to companies subject to the small companies' regime.

Service Charge Monies Held on Trust
In accordance with section 42 of the Landlord and Tenant Act 1987 and the provisions of the leases, all service charge monies are held by the company on trust for the leaseholders.
The service charge accounts are prepared to show the income and expenditure relating to the management, maintenance and administration of 15-16 Milton Road, Swindon and do not represent trading activity of the company. Any surplus or deficit arising on the service charge account is carried forward within service charge trust funds and does not form part of the company's own distributable reserves. The lease additionally requires the Company to hold service charge monies on trust for the lessees.

2 STATUTORY INFORMATION
Mary Floyd House Management Company Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Governance & Directors' Statement page.

The average number of employees during the year was nil (2025: nil).

3 INCOME
Service charge income represents amounts demanded from leaseholders in accordance with the terms of the lease relating to the accounting period.

	30.06.2026	30.06.2025
Service Charges:	£	£
Common Areas	8,400	8,050
Common Parts	2,100	2,040
Total receivable	**10,500**	**10,090**

4 DEBTORS	30.06.2026	30.06.2025
	£	£
Trade debtors - *outstanding service charges*	-	-
Prepaid expenses - *insurance paid in advance*	219	168
	219	**168**

5 CREDITORS: Amounts falling due within one year	30.06.2026	30.06.2025
	£	£
Accrued expenses - *costs paid after year end*	6,933	1,526
Other creditors - *service charges received in advance*	2,669	2,501
	9,602	**4,027**

6 INTEREST RECEIVABLE	30.06.2026	30.06.2025
	£	£
Interest receivable on bank account	**472**	**497**

7 RECONCILIATION OF RESERVES

	Total	:ommon Areas	Common Parts
	£	£	£
Opening reserves at 1 July 2025	19,517	8,260	11,257
Retained (deficit)/surplus for the year	(4,046)	338	(4,384)
Closing reserves at 30 June 2026	**15,471**	**8,598**	**6,873**

RESERVE POLICY
The reserve funds are held to meet future maintenance obligations, planned capital expenditure and unforeseen costs. The directors aim to maintain reserves at a level sufficient to meet anticipated major expenditure, unforeseen costs and long-term maintenance requirements and to assist in smoothing future service charge demands. The reserve position is reviewed periodically in light of projected expenditure, anticipated maintenance requirements and the long-term condition of the property. Reserve funds are maintained in accordance with paragraph 14 of Part IV of the Fourth Schedule of the lease.

Mary Floyd House Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 JUNE 2026

8 *Reconciliation of operating (deficit)/surplus to operating cash flows*

	30.06.2026	30.06.2025
	£	£
Operating (deficit)/surplus	(4,518)	2,811
Increase in debtors (note 4)	(51)	(2)
Increase in operating creditors (note 5)	5,575	1,232
Net cash inflow from operating activities	1,006	4,041

9 *Analysis of changes in cash during the year*

	30.06.2026	30.06.2025
	£	£
Balance brought forward	23,382	18,844
Interest received (note 6)	472	497
Net cash inflow from operating activities (note 8)	1,006	4,041
Balance at year-end	24,860	23,382

10 Detailed Income & Expenditure

	30.06.2026	30.06.2026	30.06.2025	30.06.2025
	£	£	£	£
	Common Areas	Common Parts	Common Areas	Common Parts
Total Income (note 3)	8,400	2,100	8,050	2,040
Service charge expenditure:				
Maintenance - building	(590)	(197)	(584)	-
Maintenance - fire alarm	(1,298)	-	(465)	-
Window cleaning	(110)	-	(160)	-
Grounds maintenance - fence repairs	(78)	-	-	-
Waste management	(425)	-	(105)	-
Electricity	(428)	-	(353)	-
Accountancy	(840)	-	(840)	-
Management fees	(2,022)	-	(1,896)	-
Professional fees - fire doors/risk assessment	(400)	-	(80)	-
Insurance - building	(1,912)	-	(1,797)	-
Insurance - directors and officers	(217)	-	(217)	-
Sundry	(52)	-	(12)	-
Companies House and ICO registration fees	(81)	-	(69)	-
Bank charges	(81)	-	(21)	-
Cleaning	-	(768)	-	(680)
Maintenance - new communal door	-	(4,522)	-	-
Maintenance - electrical	-	(997)	-	-
Total expenditure	**(8,534)**	**(6,484)**	**(6,599)**	**(680)**
Operating surplus	(134)	(4,384)	1,451	1,360
Add interest receivable (note 6)	472	-	497	-
Transfer to reserves (note 7)	**338**	**(4,384)**	**1,948**	**1,360**

Mary Floyd House Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 JUNE 2026

11 OTHER INFORMATION

a. Ground Rent

The company owns the freehold to the site which is recognised in these accounts at a nominal value of £1. The company is party to seven leases that were granted for terms of 999 years commencing on 16 November 2011 with a ground rent of one peppercorn (£0.00).

b. Service Charge

The company has appointed Block Management Ltd, a local professional managing agent, to act on its behalf. The managing agent advises the company on the level of service charge based on forecast expenditure and reserve contributions. Service charge costs for the common areas are apportioned equally between the seven properties and service charge costs relating to the common parts are apportioned equally between the six flats which benefit from those facilities. All expenditure charged through the service charge has been incurred in accordance with the Company's obligations set out in the Sixth Schedule and the recoverable service charge provisions contained in the Fourth and Fifth Schedules of the lease. For reporting purposes expenditure has been grouped into Common Areas and Common Parts. These categories represent the recoverable expenditure classes and apportionments specified in the Fourth and Fifth Schedules of the lease.

c. Commission and incentive payments

The managing agent is remunerated through a management fee included within service charge expenditure. No commission, incentive payment or other benefit has been received by the managing agent or the directors in respect of placing insurance or other contracts during the year.