

LEEDS METHODIST MISSION

Financial Review – 31st August 2015

The current year has not been without its financial concerns, and this is reflected in the summary accounts attached. Our surplus for the current year amounts to £735.81 without any available funds to transfer to Future Maintenance Reserve, compared with £3,014.34 last year plus a transfer of £10,000.

Income:

- **Rents.** Throughout the year the majority of Oxford Chambers and The Gallery were occupied and this is reflected in the increased rental income. Since the year end we have had 1 tenant in the Basement give notice. The District has also vacated their office in the Gallery, but existing tenants have shown an interest in occupying the office over the next 12 months.
- **Conferencing** shows a substantial increase in year showing the demand for this service.
- **Manse rents** reflect a full 12 month letting compared with only 6 months last year. The current tenancy runs until June 2016.

Expenditure

- With the exception of the following categories expenditure is comparable to last year and budgets.
- **Lighting, Heating & Water** has shown an increase of nearly 31%. Whilst renegotiating contracts we became aware that one electric meter had not been read in nearly 2 years. We are talking to British Gas the supplier to try and resolve the matter.
- **Property Expenses** include repairs, cleaning costs and refuse removal. All these costs have shown increases and reflect on the state of both the fabric and fittings of the building. We are currently reviewing the supply of these services and hope that we can reduce them in the future. Other than servicing contracts all other general repairs will be reviewed.
- **Conferencing** expenditure has increased in line with income. There are however areas that we believe savings can be made.
- **Depreciation** This year we have capitalised 2 items costing £4675.20 which have a life expectancy in excess of 1 year. These are being depreciated over 5 years @ 20% per annum.

Movement in Maintenance Reserves

	Future Maintenance	Manse Maintenance
Balance 1 st September 2014	89,279.11	9,079.64
Expenditure in year	(4,190.86)	0.00
Transfer during year		8,400.00
Balance 31 st August 2015	85,088.25	17,479.64

To try and save time, if anyone has any specific questions regarding the accounts could they please email me them bernard@bernardneville.plus.com and I will try and have a reply for the meeting

Bernard Neville
Treasurer
1st October 2015