



The Langdale Owners' Club
Financial Statements
for the year ended
30th April 2017

Agenda and Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 35th ANNUAL GENERAL MEETING of the Langdale Owners' Club will be held on Sunday 26th November 2016 at **12 midday** at North West Auctions, Junction 36, Rural Auction Centre, Crooklands, Milnthorpe, Cumbria, LA7 7FP.

Agenda

A. Introduction

B. To consider and if thought fit, to pass the following ordinary Resolution:-

- 1.) To approve the minutes of the last Annual General Meeting.

C. Matters arising from the minutes of the last Annual General Meeting held on 27th November 2016.

D. Report of the Committee

E. To consider and if thought fit, to pass the following ordinary Resolutions:-

- 2.) To receive, approve and adopt the Financial Statements for the year ended 30th April 2017 together with the Report of the Committee and Auditors.
3.) To re-appoint Scott & Wilkinson LLP as Auditors of the Club and to authorise the Committee to fix their remuneration.

F. To consider and if thought fit, to pass the following Resolution:-

- 4.) To elect a member to the Committee of the Club from the following candidates who have been nominated in accordance with the Owners' Club Constitution and have agreed to stand:-
- Kit Bird (having offered himself for re-election to the committee for a further term)
 - or
 - John Smart

A Ballot Paper **Paper A** which contains a brief statement from each candidate is included with your Voting papers.

G. To consider and if thought fit, to pass the following special Resolution: -

- 5.) To amend clause 10 (viii) of the Constitution of the Langdale Owners' Club by replacing the words "*Retiring members may offer themselves for election once*" with the words "*Retiring members may offer themselves for election twice*", with the express intention of enabling elected members of the Committee to serve up to three terms (of three years each) and for the Chairman to serve up to four terms (of three years each). See **Paper B** for the full text of clause 10 (viii) marked-up for ease of reference to show the proposed change.

H. To transact such other business as may be properly transacted at an Annual General Meeting.

On behalf of the Committee



W I R Hamilton
Chairman
4th October 2017

Notes

1. Each member shall be entitled to one vote for each Holiday Certificate held subject to a maximum of twenty-five Holiday Certificates. Where a Holiday Certificate is owned jointly the vote of the first named joint owner of the Holiday Certificate only shall be counted.
2. Members are entitled to appoint a proxy to vote, on a poll, in their stead. A proxy need not be a member of the Club. The instrument appointing the proxy must be signed by the appointor, or his or her attorney duly authorised in writing, or if the appointor is a company, it must be sealed or signed by a duly authorised officer or attorney. The instrument appointing the proxy shall be deposited at the office of the Club not less than 48 hours before the time appointed for holding the meeting and in default the instrument of proxy shall not be treated as valid. A proxy shall be valid for this Annual General Meeting or any adjournment thereof.
3. Address of Club
FAO Anne Durnall
Langdale Owners' Club
The Langdale Estate
Great Langdale
Nr Ambleside
Cumbria
LA22 9JD

The Langdale Owners' Club

Committee Report

The Committee presents its formal report and the audited accounts for the year ended 30th April 2017.

Elected Members: W I R Hamilton
J Walker
C J E Bird

In accordance with the Constitution, Langdale Owners PLC nominated the following Committee members as at 30th April 2017:

N Lancaster
I Murray

Statement of Committee Members' Responsibilities

The Committee is responsible for the management of the business and affairs of the Club and is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Club and of the results for that period. In preparing those financial statements, the Committee is expected to:

- *select suitable accounting policies and then apply them consistently;*
- *make judgements and estimates that are reasonable and prudent;*
- *prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Club will continue in business.*

The Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Club. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Club and to prevent and detect fraud and other irregularities.

In so far as the committee members are aware:

- *there is no relevant audit information of which the Club's auditors are unaware; and*
- *the committee members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.*

W I R Hamilton is a Director of Langdale Owners PLC. The Management Company is a division of Langdale Leisure Ltd which is a wholly owned subsidiary of Langdale Owners PLC.

N Lancaster is a Director of Langdale Leisure Ltd and I Murray is a Senior Manager of Langdale Leisure Ltd.

Auditors

Messrs Scott & Wilkinson act as auditors

INTRODUCTION

The year on which we are reporting will be remembered in this country for the referendum on leaving the European Union which took place on 23rd June; the close “Leave” result took many by surprise and whilst the formal process of exiting the EU began shortly before the end of our financial year it is still too early to say exactly what form “Brexit” will take or what effect it will have on the Lake District in general and Langdale in particular.

2016 also saw Great Britain's Olympic and Paralympic teams exceed expectations in Rio de Janeiro, the former returning with their biggest haul of medals since the London Games of 1908, at which time Langdale was still a gunpowder works. Donald Trump became the 45th President of the USA, Theresa May the 76th Prime Minister of the UK and Major Tim Peake successfully completed his stay in the International Space Station, returning to earth in June.

In Cumbria the year began with the much-needed reopening of the A591 Grasmere – Keswick road which had been closed by Storm Desmond in 2015. This was a great relief to all those who depend on this road, which includes many Langdale staff for whom it is their route to work. The effects of Storm Desmond continue to impact the Lake District, especially Grasmere, and we would urge all owners to support local businesses during their time at Langdale. Thankfully the winter of 2016/17 did not produce any storms of the magnitude of Desmond.

Your Committee's principal on-site activities this year focused on lodge service delivery, bedroom refurbishment, general maintenance (including substantial work on roadways) and the pilot of a new apartment design at Chapel Stile. During the year the Management Company (Langdale Leisure Ltd) completed their programme to redevelop reception, dining and spa facilities on the estate with the opening of Brimstone Spa in December. Langdale Leisure Limited and your Committee are grateful for Owners' patience with construction activity on site and we all hope you will now enjoy the greatly enhanced facilities the estate has to offer.

FINANCE

The total income from Management Fees, net of VAT, was £2,964,945, an increase of 2.8% over the previous year. Of this, £826,013 was managed by the Committee, together with the Reserve Fund, and this is the subject of the formal accounts presented with this report.

The Management Company spent £1,943,571 on Property Management Costs, which include services to owners and timeshare units, an increase of 3.9% over the previous year, and £8,770 over budget. The Management Company fee was £195,361 in accordance with the current agreement. The over spend has been met by the Club's Reserve Fund.

Club Funds

The Club Fund income totalled £835,591 and the Reserve Fund balance of £97,054, brought forward at 1st May 2016, meant that funds of £932,645 were available for the year.

A total of £874,119 was spent on refurbishment, replacement and maintenance. Club operating costs and adjustments brought total expenditure to £922,908, leaving a balance to be carried forward at the year-end of £9,740.

Club Fund income collected through management fees was slightly lower this year compared to the previous year, due to planned reductions in specific areas of expenditure.

Management Company Budget

The accounts for the Management Company are recorded in the accounts for Langdale Leisure Limited, but a breakdown of expenditure and income is given for information in Appendix 1 to this report. A copy of a letter from Langdale Leisure Limited's auditors appears at Appendix 2.

Management Fees

The Total Management Fees incurred excluding VAT increased by 2.2% (£63,835), which compares to a decrease in the Consumer Price Index of 0.1% (for the year to September 2015).

The Committee have agreed with the Management Company to continue the current fixed Management Company Fee agreement, under the same terms, until 2019.

REFURBISHMENT AND MAINTENANCE

As with last year the main focus for the Management Company has been on lodge master bedrooms, with a further 37 fully refurbished and very well received by Owners. The boiler upgrade programme was completed, meaning that the entire estate now has modern, efficient boilers and carbon monoxide detectors. The roadway resurfacing was also completed on the main route through the estate and many of you have remarked on the positive difference this has made.

A further key area, which many lodge residents have noticed, is the ongoing Wi-Fi upgrade. Wherever possible the new access points have been installed in their final position, but due to the work required to do this some access points will be moved during the next refurbishment period. As mentioned last year, this is probably something that will need upgrading relatively frequently as connection protocols improve and the capability of new devices increases, but hopefully the current situation will serve us well for 3 to 5 years.

Having ascertained last year that no significant structural work was required at Chapel Stile, we appointed a new design company to consider the kitchen, lounge and dining areas. Two apartments have been refurbished – a monumental achievement in the time available, given the amount of work undertaken. Initial feedback suggests that the more modern design is well received by owners and the housekeeping staff, although some items of furniture are heavy so will need to be reviewed. Once we have more feedback the future of the remaining apartments at Chapel Stile will be considered.

The communal areas at Chapel Stile have also been refurbished – they are modern but very in keeping with the Langdale style, including bespoke wooden seating made from local trees.

In the Lodges we have been looking for a replacement for the Hulsta wall units, many of which have pull-down beds within them. The Hulsta units have served very well for several decades but are now looking quite dated and many of the bed mechanisms are in need of replacement. Although the Hulsta units are not an immediate item for replacement it will be interesting to see how the alternative units in the newly refurbished Chapel Stile apartments are received – one is a pull-down bed and one is a sofa-bed.

In the coming year we will complete the master bedroom refurbishments and start the second bedroom refurbishments. The second bedrooms will be a different design to the master bedrooms, to the design chosen by owners. External lodge painting will continue, as will a programme of roof maintenance and repair. Roof work in particular is one of those things which owners tend not to notice but is essential for comfort and safety.

As always Andy Dawson and his team keep the estate grounds looking beautiful. Their job is exacerbated when there is building work underway but they kept everywhere looking good throughout. Planning and implementation of the Spa landscaping was a key task, as was dredging the main tarn (sorry to report no treasure was found!). Tree work is never ending and there is an arborist on site every month. Many of their tasks we just take for granted, but we'd soon notice a difference if they weren't done – grass cutting, recycling, pruning, litter picking, salt spreading, gutter clearing and so on and so on and so on!

Thank you to Ian Murray and his team for the vast amount of maintenance and refurbishment they have delivered with minimal disruption to Owners. Thank you to Andy Dawson and his team for keeping Langdale looking so beautiful whatever the weather, and in the extremes of weather.

Thank you to those owners who when approached to help facilitate urgent maintenance or refurbishment, showed flexibility and understanding, by allowing access to conduct works, while they were enjoying their holiday.

MANAGEMENT COMPANY SERVICES

The Committee continue to monitor services to timeshare owners through your survey feedback and a regular report from Adam Sharrock on the issues that have been raised with him. We are encouraging owners to submit feedback online, though paper forms remain available on request. Formal complaints to the Committee continue to be very rare, but we remain concerned alongside the Management Company to see that all owners' concerns are properly and promptly dealt with.

If you experience a problem or have a need to make comment on the delivery of the services from the Management Company, during your stay at Langdale, please make your comments during your stay, as early reporting helps the Management Team, with problem resolution.

COMMITTEE MATTERS

Jill Walker was re-elected to the Committee at the 2016 AGM for a further term of 3 years.

Kit Bird's first 3 year term on the committee ends at the 2017 AGM. I am pleased to confirm that Kit has registered his nomination for re-election, for a further 3 year term.

The Committee are pleased to welcome Ian Murray to the Committee as a management company nominated member, on the retirement of Joe Longmuir.

Joe Longmuir has made a significant contribution to the operational relationship between the management company and the Owners Club Committee. Joe's leadership and experience has been instrumental in raising the operating standards and quality of the services delivered by Langdale. The collaborative culture he has developed within the team at Langdale, will serve us well in the years to come. I therefore thank Joe for his commitment and contribution to Langdale over the past 9 years.

IN CONCLUSION

We continue to be committed to providing a Langdale experience that meets and we hope exceeds your expectations. To achieve this there has to be considerable commitment at all levels of the organisation.

The challenges of the current economic climate, the impact of the Brexit negotiations and the eventual outcomes are just a few of the wider and longer term issues that we have to consider as your committee.

The operational challenges continue to be met on a day to day basis by our very capable and professional management team.

However, the subtle issues of demographic makeup of our membership, the evolving and emerging needs and expectations of our next generation members and the fact that managing Langdale is more like being custodians of a traditional country estate, continues to challenge your committee.

The collective commitment and dedication of the Management Company and our staff, has we hope, enabled you to continue to enjoy your time at Langdale.

On behalf of the Owners' Club Committee I thank you for the continued support that you give us and finally I feel it is appropriate again to thank all of the team at Langdale.



Ian Hamilton
Chairman

The Langdale Owners' Club

The Independent Auditors Report

to the members of The Langdale Owners' Club

For the year ended 30th April 2017

We have audited the financial statements of The Langdale Owners' Club for the year ended 30 April 2017 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Club's members. Our audit work has been undertaken so that we might state to the Club's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Club and the Club's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective Responsibilities of Committee Members and Auditor

The committee members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the Audit of the Financial Statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Club's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by committee members; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Committee Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on Financial Statements

In our opinion the financial statements:

- give a true and fair view of the state of the Club's affairs as at 30 April 2017 and of its deficit for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

Opinion on Other Matters

In our opinion the information given in the Committee's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on Which We are Required to Report by Exception

We have nothing to report in respect of the following matters where we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of committee member's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Dalton House
9 Dalton Square
LANCASTER
LA1 1WD

15 September 2017



T M Preece FCCA
(Senior Statutory Auditor)

For and on behalf of
Scott & Wilkinson LLP

Chartered Accountants
and Statutory Auditor

The Langdale Owners' Club

Balance Sheet

30th April 2017

	NOTE	2017 £	2016 £
Assets			
Cash deposits		23,580	73,643
Stock		12,341	13,152
Due from Langdale Leisure Ltd		-	10,258
Lodge Assets		1	1
		<u>35,922</u>	<u>97,054</u>
Liabilities			
Due to Langdale Leisure Ltd		26,186	-
		<u>26,186</u>	<u>-</u>
Net Assets		<u>9,736</u>	<u>97,054</u>
Club Fund			
Balance b/f 1 May 16		97,054	30,244
Increase/(Decrease) in funds		(87,318)	66,810
		<u>9,736</u>	<u>97,054</u>

Signed on behalf of the Committee



Ian Hamilton - Chairman
15th July 2017

The Langdale Owners' Club

Income and Expenditure Account

for the year ended 30th April 2017

INCOME	NOTE	2017 £	2016 £
Club Fund Contributions	3	826,013	835,165
Funds from Cancelled members		9,578	3,198
		<u>835,591</u>	<u>838,363</u>
EXPENDITURE			
Reserve Fund Replacements		874,930	737,266
Club Operating costs		32,340	29,836
Unrecovered Costs on Cancelled Members		15,576	4,388
Bank charges		63	63
		<u>922,909</u>	<u>771,553</u>
Increase/(Decrease) in Funds		<u>(87,318)</u>	<u>66,810</u>

The Langdale Owners' Club
Notes to the Accounts
for the year ended 30th April 2017

1. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments and are in accordance with applicable accounting standards.

Turnover

Turnover represents contributions receivable from owners, based on a fixed weekly amount per lodge.

Stock

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Vat

The Langdale Owners' Club is not registered for Value Added Tax and therefore expenditure is shown inclusive of VAT.

2. Principal Object of the Club

In accordance with its Constitution, The Langdale Owners' Club is a non-profit making club whose object is to secure for members joint rights of ownership of the lodges at Langdale (including Elterwater Hall and Chapel Stile Apartments), and exclusive rights of occupation for the periods specified in the Holiday Certificates.

3. Club Fund

The Club Fund is made up of; a Reserve Fund created for the replacement of lodge fittings, equipment, furnishings and utensils (see note 5) and Club Operating Costs necessary for the running of the Club (see note 6).

Contributions to the Club Fund are based on all the weeks available for use and amount to about 27.9% of the total Management Fees.

The Income and Expenditure Account discloses The Club Fund contributions and expenditure as these form the transactions of The Club.

4. Operation

Under a Management Agreement dated 4th January 1982 with the Langdale Management Company ("the Company") (an operating division of Langdale Leisure Limited) the Club members agreed that the Company should on their behalf undertake the whole of the management and administration of the lodges and the Club.

From 1st May 1985 the Company is entitled to recover from the Club the costs it incurs under the Management Agreement plus the additional sum of 15%. A resolution was passed at the 2011 AGM to suspend the provisions contained in Clause 10 of the Management Agreement dated 4th January 1982 for a period of five years from 1st May 2011, on the basis of an agreement dated 4th February 2011 which provides for the Management Company's fee to be agreed annually between the Langdale Owners' Club Committee and the Management Company. This agreement has been further extended to April 2019.

Details of the Property Management costs incurred by the Management Company on behalf of the Club are disclosed for information only in Appendix 1.

The Langdale Owners' Club
Notes to the Accounts
for the year ended 30th April 2017

5. Amounts replaced from Reserve Fund

The figure of £874,119 shown on the Income and Expenditure as amounts replaced from Reserve Fund is comprised of the following:

	2017	2016
	£	£
Reserve Fund Expenditure:		
TTV & HiFi's and other electrical (irons etc.)	7,335	23,403
Kitchen electrical	13,346	11,437
Kitchen sundries (cutlery, utensils etc.)	14,868	23,237
Crockery	16,262	7,260
Bedrooms	284,735	275,874
Carpets	14,040	4,554
Living room furniture	35,866	1,050
Soft furnishing (throws, cushions etc.)	8,117	28,574
Bathrooms	25,757	11,595
Linen	565	6,389
Roadways	74,786	40,875
Infrastructure	-	67,256
Others	28,250	38,037
Design Fees	18,060	-
Kitchens	29,894	-
Balconies (inc furniture)	690	-
Boilers	131,746	51,282
Lodge maintenance	111,415	94,639
Painting	16,736	6,272
Alarms	13,229	7,973
Curtains	-	27,255
Lighting	28,422	-
	874,119	736,962
Stock at 24th April 2016	13,152	13,456
Less: Stock	(12,341)	(13,152)
	874,930	737,266

6. Club Operating Costs

Specific costs incurred by the Langdale Owners' Club:	2017	2016
	£	£
Trustee payment - Barclays Trust Company	-	4,200
Auditors' Remuneration	2,640	2,580
Legal Fees	2,640	1,864
Annual General Meeting Expenses	10,402	10,422
Committee Meeting Expenses	10,367	6,766
Printing	3,388	2,351
Newsletter Costs	2,077	627
Insurance	422	416
WFR & Tatoc	336	336
Sundries	68	274
	32,340	29,836

Committee members receive a mileage allowance for travel to meetings and are provided with overnight accommodation when necessitated by the timing and duration of meetings. 5 meetings of the Owners' Club Committee were held during the year (2016 4 meetings)

The Langdale Owners' Club
Notes to the Accounts
for the year ended 30th April 2017

7. Stock

This represents items purchased but unused at the Balance Sheet date valued at cost.

8. Lodge Assets

On completion of each lodge, the fittings, equipment, furnishings and utensils became the property of the Club. As these assets are subject to the rights of occupation until 31st March 2062, a nominal value of £1 is attributed to them.

9. Langdale Leisure Limited

This is an amount due from/(to) Langdale Leisure Limited.

	2017 £	2016 £
Balance at 1st May 2016	10,258	(6,919)
Club Fund Contributions	826,013	835,165
	836,271	828,246
Less: Reserve Fund Expenditure	(874,119)	(736,962)
Owners' Club costs and taxation paid by Langdale Leisure	(32,340)	(29,836)
Transfer Of Funds	50,000	(50,000)
Cancelled member fees	(5,998)	(1,190)
	-	-
Balance 30 April 2017	(26,186)	10,258

The following pages do not form part of the audited accounts

The Langdale Owners' Club

Appendix 1

for the year ended 30th April 2017

	Note	2017 £		2016 £		
Personnel Costs						
Housekeeping		522,366		498,036		
Reception and ancillary		67,780		68,121		
Repairs and maintenance		213,447		210,343		
Administration & management		113,870		103,341		
Accounts and finance		51,815		52,289		
Staff Transportation		63,402	1,032,679	70,051	1,002,181	34.5%
Rates		251,662	251,662	8.5%	241,119	241,119 8.3%
Maintenance & Grounds						
Repairs and maintenance - buildings		474		3,451		
Repairs and maintenance - general costs		119,164		86,621		
Grounds		129,778	249,416	8.4%	142,009	232,081 8.0%
Administration						
Administration and management - general costs		168,651		174,447		
Legal and professional		2,784	171,435	5.8%	2,553	177,000 6.1%
Laundry, Linen & Cleaning Supplies						
Lodge Cleaning - supplies and contract cleaning		78,980		77,729		
Laundry		36,843	115,823	3.9%	35,172	112,901 3.9%
Utilities						
Lighting, water and waste disposal		105,080	105,080	3.5%	88,507	88,507 3.1%
Insurance		17,476	17,476	0.6%	16,796	16,796 0.6%
Total Property Management Costs	a		1,943,571			1,870,585
Club Fund Contributions		826,013	826,013	27.9%	835,165	835,165 28.8%
Management company Fee		195,361	195,361	6.6%	195,360	195,360 6.7%
Total Management Fees Excluding Vat		2,964,945	2,964,945	100%	2,901,110	2,901,110 100%

a. Property Management Costs

This is the total expenditure (excluding VAT) for maintaining the lodges analysed over the principal heads of expenditure. Where costs are shared with other divisions of Langdale Leisure Limited, primarily the Langdale Hotel, only the proportion applicable to lodges is included in the accounts as expenditure.

The recharge of local authority rates, television license fees, cleaning, staff transport and insurance charges are treated as disbursements and are not therefore subject to VAT.

Wherever possible, expenditure is specifically allocated to lodges or other divisions of Langdale Leisure Limited. However, some items, principally elements of personnel costs, are incapable of specific allocation and are therefore apportioned with reference to agreed percentages.

Appendix 2

for the year ended 30th April 2017

Expenditure incurred in Maintaining Lodges - as separate from the Reserve Fund expenditure

	2017 £
<hr/>	
Personnel Costs	
Housekeeping	522,366
Reception and ancillary	67,780
Repairs and maintenance	213,447
Administration & management	113,870
Accounts and finance	51,815
Staff Transportation	63,402
Rates	251,662
Maintenance & Grounds	
Repairs and maintenance - buildings	474
Repairs and maintenance - general costs	119,164
Grounds	129,778
Administration	
Administration and management - general costs	168,651
Legal and professional	2,784
Laundry, Linen & Cleaning Supplies	
Lodge Cleaning - supplies and contract cleaning	78,980
Laundry	36,843
Lighting, water and waste disposal	105,080
Insurance	17,476
Committee costs	
Reserve Fund expenditure	826,013
Operating Surplus retained by Management Company.	195,361
	<hr/>
	2,964,945 <hr/> <hr/>

Appendix 2

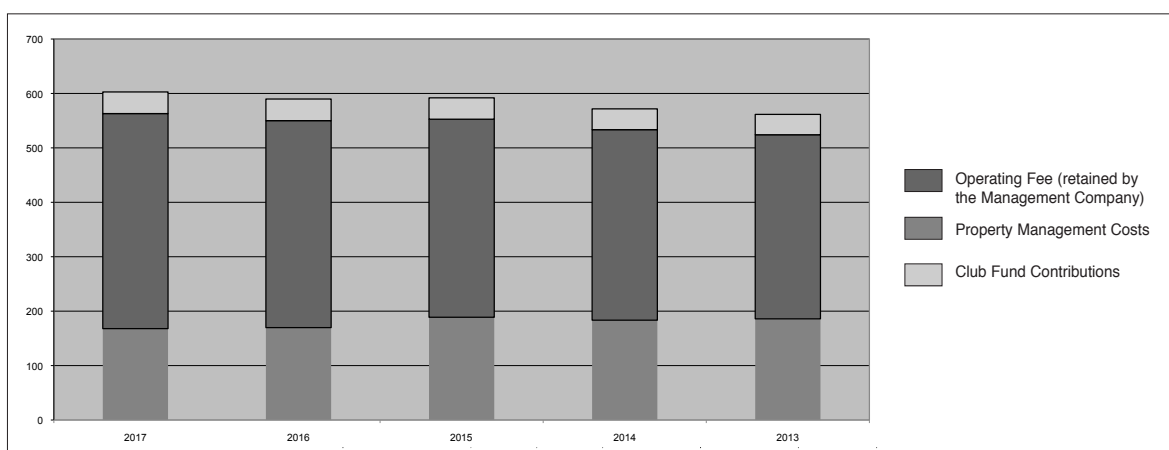
Average Management Fee Historic Comparison

for the year ended 30th April 2017

Year	2017	2016	2015	2014	2013
Number of weeks	4919	4919	4919	4919	4919

Property Management Costs

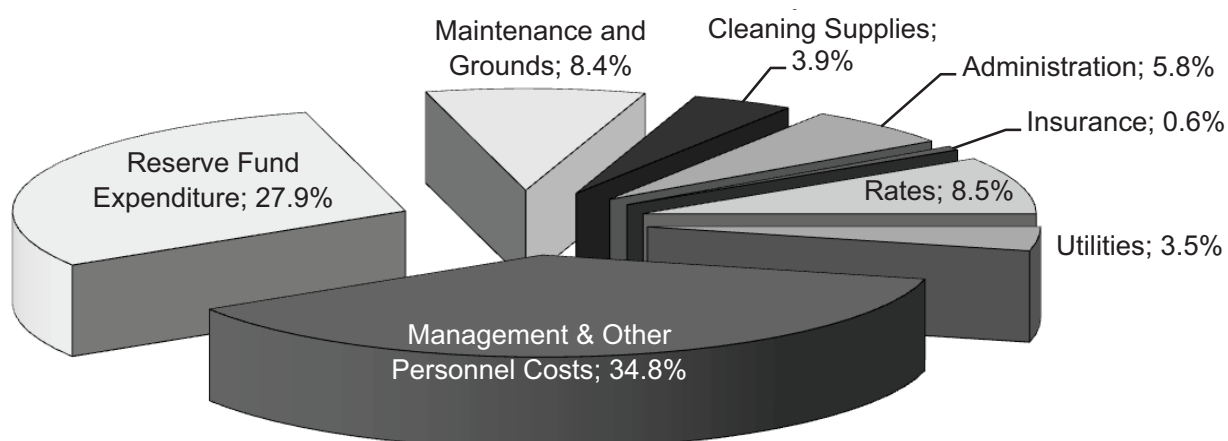
Personnel Costs	£	£	£	£	£
Housekeeping	106.19	101.25	97.80	93.20	90.10
Reception and ancillary	13.78	13.85	12.79	12.42	12.12
Repairs and maintenance	43.39	42.76	39.72	40.00	36.89
Administration & management	23.15	21.01	20.38	20.33	17.71
Accounts and finance	10.53	10.63	11.23	10.61	11.16
Staff transportation	12.89	14.24	10.99	10.64	10.46
Rates	51.16	49.02	48.94	47.02	46.72
Maintenance & Grounds					
Repairs and maintenance - buildings	0.10	0.70	0.91	0.52	0.58
Repairs and maintenance - general costs	24.23	17.61	17.18	17.11	17.34
Grounds	26.38	28.87	27.05	25.54	27.06
Administration					
Administration and management - general costs	34.29	35.46	30.11	28.66	27.4
Legal and professional	0.57	0.52	0.44	0.41	0.33
Laundry, Linen & Cleaning Supplies					
Lodge cleaning - supplies and contract cleaning	16.06	15.80	15.84	15.19	14.46
Laundry	7.49	7.15	9.23	7.86	7.45
Lighting, water and waste disposal	21.36	17.99	18.24	17.62	15.56
Insurance	3.55	3.41	3.05	2.91	2.89
Property Management Costs	395.12	380.27	363.90	350.04	338.23
Club Fund Contributions	167.92	169.78	188.80	183.42	185.90
Operating Fee (retained by the Management Company)	39.72	39.72	39.24	38.21	37.39
	602.75	589.77	591.94	571.67	561.52



Appendix 2

A percentage breakdown of the Property Management Costs, Reserve Fund Contributions and the Management Company Fee

For the year ended 30th April 2017	%	£
Utilities	3.5%	105,080
Management & Other Personnel Costs	34.8%	1,032,679
Reserve Fund Expenditure	27.9%	826,013
Maintenance and Grounds	8.4%	249,416
Laundry, Linen and Cleaning Supplies	3.9%	115,823
Administration	5.8%	171,435
Insurance	0.6%	17,476
Rates	8.5%	251,662
Operating surplus	6.6%	195,361
	<u>100.0%</u>	<u>2,964,945</u>



Note: These charts are not part of the accounts, but for illustrative purposes only.

