

**Treasurers report and 2019 Abbreviated accounts summary for BNHS AGM**

	2019	2018	Difference	Notes
<b>Income</b>				
Tenants rent	£184,497.00	£177,621.00	£6,876.00	Reflects mainly annual rent increase
Other property income	£1,075.00	£1,075.00	£0.00	Income from Durrants Row, Cley
Disposal of freehold	£85,000.00	£0.00	£85,000.00	Sale of flying freehold 103 High Street in 2019
Donations	£6,407.00	£6,673.00	£-266.00	Small annual drop, regular donations falling
Legacies	£0.00	£270,742.00	£-270,742.00	Difference due to 1 large legacy in 2018
Gift aid	£1,078.00	£1,380.00	£-302.00	Tax refund on donations, so lower too
Deposit a/c interest	£691.00	£298.00	£393.00	Increase due to the interest on the large legacy in 2018
<b>Income total</b>	<b>£278,748.00</b>	<b>£457,789.00</b>	<b>£-179,041.00</b>	The total difference between the years reflects the fall in legacy income offset by the sale of the flying freehold
<b>Property maintenance</b>				
Repairs and maintenance	£309,987.00	£62,454.00	£247,533.00	Large increase due to greater activity by Big Sky Construction on general repairs compared to Pike in 2018 and £218,300 refurbishment spends on; 80, 106 and 110 High Street and Wildfowlers, Cley. See Treasurer Report below on future accounting.
Property insurance	£11,411.00	£12,565.00	£-1,154.00	Premium reduction in 2019 - no change to insurance cover
Other property costs	£868.00	£2,537.00	£-1,669.00	Nil to report - these costs will be more detailed in future years
Depreciation	£39,011.00	£39,527.00	£-516.00	This is an item that the Management Committee wants to review for future years
<b>Property maintenance sub total</b>	<b>£361,277.00</b>	<b>£117,083.00</b>	<b>£244,194.00</b>	
<b>Administration expenses</b>				
Property Management fee	£0.00	£4,200.00	£-4,200.00	This cost has been moved into property costs compared to 2018
Accountants fees	£8,640.00	£9,300.00	£-660.00	Reduced fees
FCA	£124.00	£437.00	£-313.00	These costs will cease from 2020 as longer due
Website	£67.00	£83.00	£-16.00	Nil to report
Misc expenses	£2,185.00	£401.00	£1,784.00	Nil to report - these costs will be more detailed in future years
<b>Admin sub total</b>	<b>£11,016.00</b>	<b>£14,421.00</b>	<b>£-3,405.00</b>	
<b>Bank charges</b>	<b>£60.00</b>	<b>£60.00</b>	<b>£0.00</b>	Monthly fee
<b>All expenses total</b>	<b>£372,353.00</b>	<b>£131,564.00</b>	<b>£240,789.00</b>	The increase in costs for 2019 reflect the increase in property repairs and refurbishments year on year of £247K
<b>Surplus/Deficit</b>	<b>-£93,605.00</b>	<b>£326,225.00</b>	<b>£-419,830.00</b>	Though it may initially appear that there was a deficit in 2019 this is due mainly to increased property maintenance and refurbishments costs, and the way that they have been accounted for in 2019 - a change from previously. There was not a cash deficit shortfall within the year.
<b>Bank balances</b>				
Cash	£449,373.00	£509,887.00	£-60,514.00	Again this reflects the increased property costs for the year
Deposit account	£41,811.00	£41,574.00	£237.00	
<b>Bank total</b>	<b>£491,184.00</b>	<b>£551,461.00</b>	<b>£-60,277.00</b>	The Committee propose earmarking £350,000 for new property developments in the future

**Treasurers Report**

1. Firstly, I would like to say how pleased I was to have been asked to take on this role - I have always admired BNHS and so look forward to helping this organisation that plays such an important role in the community.
2. The Society's role in the community is particularly true, as the Chair noted in his report, with the troubled times we find ourselves in with Covid19. We have communicated with all our tenants to reassure them that we will work with them if they find that they cannot pay their rent temporarily. We can only wait to see how this progresses during 2020 and beyond.
3. We are fortunate that the finances of the Society are currently strong, mainly due the benefit of two large legacies in the previous years, as well as continued donations in 2019, for which we are extremely grateful. But we can't rely just on those, we want to preserve funds for future new developments and refurbishments. So we will keep a close watch on any change in income during 2020 and manage the property costs to reflect this as much as possible.
4. We still have plans for future new developments, for which we have earmarked funds, but as the Chair reported these are very much dependent on landowners, planners and development partners.
5. The Management Officers as a team, plan in 2020 to look how we can change our administration and accounting practices to more suit the Society going forward. We will work with our advisers to see how we can change our depreciation policy so we are less reliant on historic records and is more suited to our business model.
6. Lastly, thank you to Richard and Kevin for their work in the past and for helping me during the handover. I look forward to meeting more tenants, shareholders and supporters of the Society in the months and years to come.