

REYNOLDS TEAGUE HOMES

MINUTES OF AN ANNUAL GENERAL MEETING OF THE TRUSTEES

HELD ON TUESDAY 8th OCTOBER 2024 AT 11am

AT THE TRUSTEES OFFICE

REYNOLDS TEAGUE HOMES, EVESHAM ROAD, STOW ON THE WOLD

Present :

Mr Richard Davies	Secretary and Trustee
Mrs Kate Gum	Trustee
Mr Michael Gum	Trustee
Mrs Helen Keyte	Trustee
Mrs Bernice Magson	Treasurer and Trustee
Mr Derek Magson	Trustee
Mr Paul Teague	Trustee
Ms Joy Diamond	Warden

1. Apologies for Absence

The Chairman Mrs Jill Rodden unfortunately has Covid and was unable to attend.

She did send a message which was read out by Kate at the start of Item 3.

Mr David Glaisyer was also absent.

2. Warden's Report

See attached. Joy also produced a quote from Laser Alarms for fire extinguishers which she thought very expensive. Bernice will look into it.

Joy commented that all residents seemed well and happy.

3. Election of Officers

All Trustees present confirmed that they would be happy to serve another term.

A statement from Jill was read out by the Vice Chairman, mentioning her concerns, and a list of the Warden's responsibilities was circulated by Kate.

So far as Officers are concerned:-

Chairman;

Jill Rodden proposed Paul Teague, seconded Bernice Magson

Vice Chairman;
Kate Gum, proposed Mike Gum, seconded Richard Davies

Treasurer;
Bernice Magson, proposed Kate Gum, seconded Helen Keyte

Secretary;
Richard Davies, proposed Mike Gum, seconded Bernice Magson

All were carried unanimously.

In the absence of Jill, the Vice Chair, Kate assumed control of the meeting.

4. Minutes of the Last Meeting

These were approved and signed by Kate.

Matters arising:-

Emily Baddeley has now moved into Number 3.

The current Vicar confirmed that she could come as an Observer but was unlikely to be able to participate usefully.

5. Maintenance/Property Matters

These were dealt with by the Warden's report and discussion below.

6. Vacancies

Currently there are three vacancies but only Mr Finn and Mrs Collier were thought suitable.

They will be interviewed by Jill and Bernice

7. Treasurer's Report and Proof of Accounts

Bernice produced the latest accounts, which were approved.

It was not thought that we were getting a good enough return on the £10,900 in investment accounts, nor on current account.

It was suggested large surpluses where there were no big capital expenditures likely should be moved to an interest bearing account with easy access.

This will be investigated further before the next Trustee's meeting.

It was also proposed by Bernice to increase contributions next year, up again from an increase of this year.

It was proposed to increase all contributions and put them up to £410 per month, leaving Tim's at that so that they tally. The new residents of Number 4 will start at that figure.

Joy's Tenancy Agreement needs to be checked.

It was discussed whether to send out letters before Christmas or after and it was thought better to send them out in line with annual increases so they will go out in the Spring.

Bernice was thanked for all her hard work over the year.

8. Residents

These were discussed above in 3. and 7.

9. Date of Next Meeting

This will take place in the Spring on a date to be decided.

There being no other business the meeting closed at 12.35pm.

REYNOLDS-TEAGUE HOMES

ACCOUNTS

YEAR TO 31 MARCH 2025

	Page
GENERAL INFORMATION	1
ACCOUNTANTS CERTIFICATE	2
RECEIPTS AND PAYMENTS ACCOUNT	3
BALANCE SHEET	4

BRONSENS
CHARTERED CERTIFIED ACCOUNTANTS
HILLSIDE
ALBION STREET
CHIPPING NORTON
OXFORDSHIRE
OX7 5BH

REYNOLDS-TEAGUE HOMES

GENERAL INFORMATION

YEAR TO 31 MARCH 2025

SECRETARY

R L Davies, Bourton-on-the-Water

TRUSTEES

Mr D Magson
Mr R L Davies
Mr D Glaisyer
Mrs H Keyte
Mr P Teague
Mrs J Roddan
Mrs B Magson (Treasurer)
Mr M Gum
Mrs K Gum

ACCOUNTANTS

Bronsens Chartered Certified Accountants
Hillside
Albion Street
Chipping Norton
Oxfordshire
OX7 5BH

REGISTERED CHARITY NUMBER

L2/242558

REYNOLDS-TEAGUE HOMES
ACCOUNTANTS CERTIFICATE
YEAR ENDED 31 MARCH 2025

In order to assist you to fulfil your duties as trustees, we have prepared for your approval the financial statements of Reynolds-Teague Homes for the year ended 31 March 2025 which comprise the Profit and Loss Account, and the Balance Sheet from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://rulebook.accaglobal.com>.

This report is made solely to the trustees of Reynolds-Teague Homes, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Reynolds-Teague Homes and state those matters that we have agreed to state to the trustees of Reynolds-Teague Homes, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its trustees, as a body, for our work or for this report.

It is your duty to ensure that Reynolds-Teague Homes has kept adequate accounting records and to prepare financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Reynolds-Teague Homes. You consider that Reynolds-Teague Homes is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Reynolds-Teague Homes. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

BRONSENS
Chartered Certified Accountants
Hillside
Albion Street
Chipping Norton
Oxfordshire
OX7 5BH

Date

REYNOLDS-TEAGUE HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
	£	£
Receipts		
Residents' contributions	34,650.00	33,500.00
Interest – COIF Charities Deposit Fund	41.21	38.56
M & G Charity Multi Asset Fund Increase in valuation during year	677.89	785.20
	35,369.10	34,323.76
Payments		
Alarm rental (careline)	126.05	229.20
Laser alarm – maintenance contract	1,065.77	643.13
Insurance	2,775.78	2,127.32
Legal and professional	360.00	-
National association of alms houses	353.00	343.00
Accountants fee	288.00	252.00
General maintenance	4,700.81	970.00
Plumbing	1,692.08	833.15
Central heating boiler contract	520.00	520.00
Garden maintenance	4,926.59	5,490.49
Electricity and gas	615.20	186.45
Rates and water	-	-
Refurbishment of Reynolds House (Warden's Property)	-	233.78
Refurbishment of No.6	-	-
Refurbishment of No.5	-	-
Refurbishment of No.3	4,518.41	1,158.65
Refurbishment of No.4	190.00	-
	22,131.69	12,987.17
(Deficit)/Excess Of Income Over Expenditure	13,237.41	21,336.59

REYNOLDS-TEAGUE HOMES**BALANCE SHEET****AS AT 31 MARCH 2025**

	2025	2024
	£	£
BANK AND INVESTMENT ACCOUNTS		
Lloyds Bank Account	47,109.04	34,590.73
COIF Charities Deposit Fund	873.04	831.83
M & G Charity Multi Asset Fund	10,443.76	9,765.87
Total Bank and Investment accounts	58,425.84	45,188.43
CAPITAL ACCOUNT		
Balance at 1 April 2024	45,188.43	23,851.84
(Deficit) / Excess of Income over Expenditure	13,237.41	21,336.59
	58,425.84	45,188.43

We approve the Accounts and confirm that we have made available all relevant records and information for their preparation.

Secretary – Mr R L Davies

Trustee – Mr D Glaisyer

Date

REYNOLDS-TEAGUE HOMES

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	Page
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