

# Consolidated Balance Sheet AS AT 31ST DEC 2018



ULSTER  
REFORM CLUB  
*Established 1885*

	2018	2017
	£	£
<b>Fixed Assets</b>		
Freehold property at valuation	7,000,000	7,000,000
Leasehold property	0	0
Furnishings & equipment	68,900	55,034
	7,068,900	7,055,034
<b>Investments</b>		
Sir Cecil McKee Bursary	79,562	84,723
URC Portfolio	140,242	0
	219,804	84,723
<b>Current Assets</b>		
Stock	21,358	22,701
Debtors	52,501	34,534
Bank	468,070	595,491
	541,929	652,726
<b>Creditors: Due within 1 year</b>		
Bank loans and overdrafts	0	0
Creditors and accruals	233,806	221,467
Subscriptions paid in advance	192,992	172,667
Corporation Tax	34,143	38,056
	460,941	432,190
<b>Net current assets/(liabilities)</b>	80,988	220,536
<b>Other provisions and liabilities</b>		
Deferred tax provision	460,753	528,379
<b>Total net assets</b>	6,908,939	6,831,914
<b>Financed by:</b>		
Capital and reserves at 31 Dec 2017	6,831,914	6,678,724
Movement in fair value reserves	(14,919)	747
Property revaluation	(35,000)	0
Surplus for the year	126,944	152,443
At 31 Dec 2018	6,908,939	6,831,914

## Notice of Annual General Meeting

The AGM of the Members will be held at in the Club's Antrim Room at 1pm on Friday, 12th April 2019 for the purposes of:

1. To receive the Report of the Management Committee.
2. To receive the Statement of Accounts and the Report of the Auditors thereon.
3. To appoint Officers for the ensuing year.
4. To fill vacancies on the Management Committee.
5. To elect Mr JVS Mills a Trustee.
6. To appoint Auditors for the ensuing year.
7. To decide upon any other Resolutions which may have been submitted to the meeting.

**John L Leckey**  
*Honorary Secretary*  
Belfast, 6th March 2019

### OFFICERS 2018 - 2019

<b>President</b>	AE Wells
<b>Vice Presidents</b>	EH Sproule MP Copeland
<b>Trustees</b>	R Barnett WF Caldwell OBE SMP Cross H McC Logan GM Menary
<b>Honorary Secretary</b>	JL Leckey
<b>Honorary Treasurer</b>	AGK Bannon
<b>Management Committee</b>	
Mrs JA Smyth	Retires 2019
DA Wilson	
Miss DL Smylie	Retires 2020
PB Thompson	
Mrs DSM Fitzsimons	Retire 2021
MJ Wilson	

## Report by President on behalf of the 2018/19 Management Committee

This Report can be found in the News Section of our website – [www.ulsterreformclub.com](http://www.ulsterreformclub.com)

## DATE FOR YOUR DIARY: THURSDAY 9TH MAY FAREWELL TO ALEX

As you all know from the President's letter of October 2018, Alex will depart the Club on 30th April 2019. Members and guests will have an opportunity to say goodbye to Alex on Thursday 9th May 2019.

The Club will host a Cava reception in the Reading Room from 4.00 p.m. to 6.30 p.m. This will be an informal gathering where Members can assemble and share their stories of Ulster Reform Club under Alex's reign.

To facilitate the catering of this event, please let Christina know if it is your intention to attend.

**FORMAT:**  
Canapes will be served from 4.30 p.m. to 5.30 p.m.  
The President will say a few words at 5.30 p.m.  
Club dress code applies. Bar will remain open until 8.00 p.m.

*Hospitality Conviviality Individuality*

4 Royal Avenue Belfast BT1 1DA Northern Ireland

Telephone 028 9032 3411 Email [info@ulsterreformclub.com](mailto:info@ulsterreformclub.com) [www.ulsterreformclub.com](http://www.ulsterreformclub.com)

# Honorary Treasurer's Report 2018

I have great pleasure in presenting the Honorary Treasurer's report on the abridged consolidated financial statements of The Ulster Reform Club and The Ulster Reform Club Building Company Limited, for the year ended 31 December 2018, set out at pages 3 and 4 of this report.

At a high level, the Income and Expenditure account reflects a reduction in our annual surplus after tax from £152,000 in 2017, to £127,000 in 2018. Whilst income increased by £26,000, overhead expenses increased by £55,000, and the net tax credit increased by £4,000.

The greater proportion of the increase in income was from higher subscription and entrance fee income. The greater proportion of the increase in overhead costs related to the appointment of the new Hospitality Manager in late 2017, strengthening the management team ahead of the planned retirement of our Chief Executive, Alex Graham, who is now performing a temporary consultancy role. The net tax credit arises from a further reduction in the deferred tax provision, as a result of an anticipated reduction in corporation tax rates.

Membership numbers increased by a net 30 to 931 at year end, the highest level in at least the last 20 years. This continuing trend is a clear testament to the effectiveness of our various committees' efforts to retain and attract new members. An analysis of membership numbers by category is set out in the following table.

	2018 (No)	2017 (No)
Town	391	379
Junior	20	16
Senior	323	320
Other	197	186
	<b>931</b>	<b>901</b>

Despite the increase in membership numbers, utilisation of the Club's catering and bar facilities fell by 5%. Within this overall reduction in numbers, dining room utilisation increased by 4% but function numbers declined by 15%. The decline in function numbers is a matter of some concern to the Management Committee, however, the gross profit generated by these core services was marginally higher than in 2017.

The Consolidated Balance Sheet reflects net assets of £6,909,000, an increase of £77,000, representing profits retained for the year.

The most material aspect of the Balance Sheet is the Club premises which were independently valued for the purposes of the 2016 accounts at £7million, which, in the opinion of the Building Company Board, represents the current fair value.

The Club and Building Company have been debt free for several years and annual surpluses generated by our rental income have been accumulating. In 2018, the Management Committee decided that, in the continuing low interest rate environment, some of the surplus should be directed to lower risk stock market investments, under discretionary management, which have the potential to generate higher rates of return. At December 2018, the combined total of cash and investments, (excluding the Sir Cecil McKee Bursary), stood at £608,000, compared to £595,000 at 2017.

In my last report, I made reference to reduced rental expectations for the ground floor retail unit and the associated risk of financing the Club's annual loss with that income. The Club loss and rental subsidy present a rising trend amounting to £93,000 in 2017 and £129,000 in 2018, the latter equivalent to a subsidy of £138 per member.

Given the significant level of uncertainty, the President recently addressed a letter to every member setting out the Management Committees approach to the matter. It is now anticipated that future Management Committees will undertake a detailed review of Club finances in the autumn of each year, prior to setting subscription and entrance fees, with a view to balancing the books prior to the lease expiry in 2024.

A further copy of the President's letter is enclosed for each of you to consider. In the light of the above scenario, I would encourage all members to attend the AGM.

As to the legal formalities, accounts have been prepared for The Ulster Reform Club that comply with the Registration of Clubs (Accounts)

Regulations (Northern Ireland) Order 1997. These and the statutory accounts of The Ulster Reform Club Building Company Limited, that comply with Companies Act 2006, form the basis for the consolidated financial statements included in this report, and will be available in the Club's General Office until the AGM and will be tabled at that meeting.

In closing, I will take this opportunity to thank Alex for his 20 years of loyal service, the majority of which I shared with him on Management Committee and to wish Lorna every success in her new role as General Manager.

**Adrian GK Bannon**  
Honorary Treasurer, March 2019

*Abridged consolidated financial statements. Ulster Reform Club and Ulster Reform Club Building Co. Ltd.*

## Income & Expenditure Account

FOR THE YEAR TO 31ST DEC 2018

	2018	2017
	£	£
<b>Income</b>		
Club subscriptions	221,821	208,380
Entrance fees	15,850	10,625
Events income	12,884	12,864
Gross profit from catering	171,450	172,170
Gross profit from bar	100,436	98,225
Donations	3,970	4,225
Sundry income	23,745	18,313
Rents received	280,000	280,000
Bank interest received	1,267	999
<b>Total income</b>	<b>831,423</b>	<b>805,801</b>
<b>Expenditure</b>		
Administrative expenses	90,023	76,706
Wages & pensions	432,027	400,857
House expenses	156,486	145,326
Repairs	43,676	45,933
Depreciation	15,750	14,457
Interest payable	0	0
<b>Total expenditure</b>	<b>737,962</b>	<b>683,279</b>
<b>Surplus before tax</b>	<b>93,461</b>	<b>122,522</b>
<b>Taxation</b>		
Corporation tax charge	(34,143)	(38,056)
Deferred tax adjustment	67,626	67,977
<b>Surplus for the year to 31st December</b>	<b>126,944</b>	<b>152,443</b>