

Consolidated Balance Sheet AS AT 31ST DECEMBER 2019



ULSTER
REFORM CLUB
Established 1885

	2019	2018
	£	£
Fixed Assets		
Freehold property at valuation	7,000,000	7,000,000
Leasehold property	0	0
Furnishings & equipment	91,824	68,900
	7,091,824	7,068,900
Intangible Assets		
Computer software costs	4,426	0
Investments		
Sir Cecil McKee Bursary	87,533	79,562
URC Portfolio	159,331	140,242
	246,864	219,804
Current Assets		
Stock	20,248	21,358
Debtors	191,836	52,501
Bank	279,902	468,070
	491,986	541,929
Creditors: Due within 1 year		
Creditors and accruals	260,161	233,806
Subscriptions paid in advance	197,818	192,992
Corporation Tax	16,766	34,143
	474,745	460,941
Net current assets	17,241	80,988
Other provisions and liabilities		
Deferred tax provision	466,703	460,753
Total net assets	6,893,652	6,908,939
Financed by:		
Capital and reserves at 31 Dec 2018	6,908,939	6,831,914
Movement in fair value reserves	27,060	(14,919)
Property revaluation	0	(35,000)
Surplus/(deficit) for the year	(42,347)	126,944
At 31 Dec 2019	6,893,652	6,908,939

Notice of Annual General Meeting

The AGM of the Members will be held at in the Club's Antrim Room at 1pm on Friday, 24th April 2020 for the purposes of:

- To receive the Report of the Management Committee.
- To receive the Statement of Accounts and the Report of the Auditors thereon.
- To appoint Officers for the ensuing year.
- To fill vacancies on the Management Committee.
- To appoint Auditors for the ensuing year.
- To decide upon any other Resolutions which may have been submitted to the meeting.

David A Wilson
Honorary Secretary
Belfast, 4th March 2020

OFFICERS 2019 - 2020

President	MP Copeland	Honorary Secretary	DA Wilson
Vice Presidents	AE Wells JT McAlpine	Honorary Treasurer	AGK Bannon
Trustees	R Barnett WF Caldwell OBE SMP Cross H McC Logan JVS Mills	Management Committee	Miss DL Smylie Retire 2020 PB Thompson Retire 2021 Mrs DSM Fitzsimons Retire 2022 MJ Wilson ML Blackburne AB Gordon

Report by President on behalf of the 2019/20 Management Committee

This Report can be found in the News Section of our website – www.ulsterreformclub.com

Hospitality Conviviality Individuality

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Ulster Reform Club & Building Company

Draft Honorary Treasurer's Report 2019

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 2019, 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 £127,000 in 2018, to a loss of £42,000 in 2019. Whilst income increased by £9,000, overhead expenses increased by £123,000. The principal reasons for the decline in profitability were the exceptional expenditure incurred on external repairs to the building of £99,000 which were carried out and completed in the latter part of the year, and a significant increase in the taxation charge of £56,000 compared to an exceptional taxation credit in the previous year.

Considering the results at a pre-tax level and adjusting for the non-recurring repair costs, the underlying surplus for the year was £79,000 compared to £93,000 the previous year, a reduction of £15,000.

Membership numbers declined by a net 12 to 919 at year end, reflecting the loss of 56 and the addition of 44 members. An analysis of membership numbers by category is set out in the following table.

	2019 (No)	2018 (No)
Town	374	391
Junior	15	20
Senior	322	323
Other	208	197
	919	931

Despite the reduction in membership and the significant disruption caused by the external repairs works, utilization of the Club's catering and bar facilities was in line with the previous year. However, within the overall picture, dining room utilization increased by 4% but function numbers declined by 8%, trends which have been evident

over several years. The decline in function numbers resulted in a 10% reduction in income from that source, and an overall reduction in the gross profit generated by these core services of £6,000.

The Consolidated Balance Sheet reflects net assets of £6,894,000, a decrease of £15,000, representing the loss sustained for the year net of positive fair value adjustments.

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. Debtors also include an amount of £161,000 due from our ground floor tenant representing their contribution to the cost of the external repair works, which will be received in agreed installments over the course of the year.

The Club and Building Company have been debt free for several years and prior to 2019, annual surpluses generated by our rental income had been accumulating. At December 2019, the combined total of cash and investments, (excluding the Sir Cecil McKee Bursary), stood at £439,000 representing a reduction of £169,000 compared to £608,000 at December 2018.

Over previous reports, 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 reduced from £129,000 in 2018 to £111,000 in 2019, equivalent to a subsidy of £121 per member, a reduction of 13%, which is welcome. Rather than rehearse the issues in this limited space, I would, draw your attention to the enclosed copy of the President's recent letter to members setting out the Management Committees approach to the matter. Now with the benefit of the 2019 consolidated accounts, which indicate an underlying surplus for the year of £79,000, there would be a potential worse-case funding deficit in the region of £200,000 per annum which needs to be addressed before the lease expiry in 2024.

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 would encourage you to attend the Annual General Meeting on 24 April 2020.

Adrian GK Bannon
Honorary Treasurer, 4 March 2020

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

Consolidated Income & Expenditure Account

FOR THE YEAR TO 31ST DECEMBER 2019

	2019	2018
	£	£
Income		
Club subscriptions	243,374	221,821
Entrance fees	13,700	15,850
Events income	7,834	12,884
Gross profit from catering	168,962	171,450
Gross profit from bar	97,300	100,436
Donations	0	3,970
Sundry income	22,922	23,745
Rents received	280,000	280,000
Bank interest received	6,787	1,267
Total income	840,879	831,423
Expenditure		
Administrative expenses	76,911	90,023
Wages & pensions	446,445	432,027
House expenses	163,914	156,486
Repairs	155,064	43,676
Depreciation	18,176	15,750
Interest payable	0	0
Total expenditure	860,510	737,962
Surplus/(deficit) before tax	(19,631)	93,461
Taxation		
Corporation tax charge	(16,766)	(34,143)
Deferred tax adjustment	(5,950)	67,626
Surplus/(deficit) for the year to 31st December	(42,347)	126,944