



ULSTER
REFORM CLUB
Established 1885

Notice of Annual General Meeting

The AGM of the Members will be held in the Club at 12 noon on Thursday 27th May 2021 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 AR Henderson and Mr THB Quin as Trustees.
6. To appoint Auditors for the ensuing year.
7. To decide upon any other Resolutions which may have been submitted to the meeting.

David A Wilson
Honorary Secretary
Belfast, 3rd March 2021

OFFICERS 2020 - 2021

President	JT McAlpine	Honorary Secretary	DA Wilson
Vice Presidents	MP Copeland CJ Sherry	Honorary Treasurer	AGK Bannon
Trustees	R Barnett WF Caldwell ^{OBE} H McC Logan JVS Mills	Management Committee	Mrs DSM Fitzsimons MJ Wilson ML Blackburne AB Gordon DJ Cubitt PTR Rainey
			Retire 2021 Retire 2022 Retire 2023

Report by President on behalf of the 2020/21 Management Committee

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

Ulster Reform Club & Building Company

Honorary Treasurer's Report 2020

I have pleasure in presenting the Honorary Treasurer's report on the abridged consolidated financial statements of Ulster Reform Club and Ulster Reform Club Building Company Limited, for the year ended 31 December 2020, set out at pages 3 and 4 of this report.

Unsurprisingly, the results for the year were influenced both negatively and positively by the onset of the Covid 19 pandemic, resulting in amongst other things; prolonged periods of Club closure equivalent to no less than 60% of our normal open days; the impact of the social distancing measures; and the receipt of government financial support.

At a high level, the Income and Expenditure account reflects a post-tax surplus for the year of £125,000 compared to a deficit of £36,000 in 2019, representing an overall increase of £161,000. Note that the previous year's expenditure included an amount of £99,000 for external works to the building. Note also that net income for 2019 differs from that previously reported due to a prior year adjustment in respect of the recognition of investment income previously recorded in fair value reserve movements.

Total income for the year amounted to £790,000, a decrease of £59,000 over the previous period. Total expenditure for the year amounted to £576,000, a decrease of £286,000 over the previous year. Key features of the Income & Expenditure Account arising largely from closure are; (1) reduction in the gross profit generated by catering and bar activities of £168,000; (2) savings in general overheads of £216,000; (3) reduced payroll costs due to management transition, and unfilled staff vacancies of £70,000; (4) increase in the tax charge due largely to an increase in applicable deferred tax rates of £66,000; (5) receipt of government assistance of £132,000. Had it not been for government support, I would now be reporting a significantly reduced surplus of circa £19,000 for the year.

The Consolidated Balance Sheet reflects net worth of £7,021,000, an increase of £127,000, representing the surplus for the year and 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.

The Club and Building Company have been debt free for several years and annual surpluses generated by rental income have been accumulating. At December 2020, the combined total of cash and investments, (excluding the Sir Cecil McKee Bursary), stood at £740,000 representing an increase of £301,000 compared to December 2019.

Membership numbers declined by a net 53 to 866 at year end, reflecting the loss of 79 and the addition of 26 members. An analysis of membership numbers by category is set out in the following table.

	2020 (No)	2019 (No)
Town	339	374
Junior	8	15
Senior	318	322
Other	201	208
	866	919

The decline in membership numbers is a significant concern to the Management Committee and reversal of the recent trend is essential for the Club's long-term future. The Committee is exploring ways to make the Club more attractive to Members and potential members and would encourage all to promote the Club within family and wider networks with a view to putting forward suitable candidates for membership.

In previous reports, I referred to the risk of financing the Club's annual loss with rental income generated by the ground floor tenant lease. The Club's 2020 loss amounted to £10,000 compared to £111,000 the previous year. As to the

medium term and in the absence of unforeseen circumstances, Club losses may well remain above £100,000 per annum. Given that the ground floor tenant lease expires in 2024, there is a clear risk that current rental levels may not be sustainable beyond the expiry date and may be insufficient to cover the Club's loss. With significant uncertainty surrounding high street property, it would seem premature to speculate on possible outcomes. The recently established Long Term Planning and Strategy Committee will, however, consider all relevant aspects of this scenario in due course.

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

(Northern Ireland) Order 1997. These and the statutory accounts of 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, your Management Committee looks forward to the reopening of the Club and in due course to the return of more normal operations and encourages you to attend the Annual General Meeting on 27th May 2021.

Adrian GK Bannon
Honorary Treasurer, 3rd March 2021

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

Consolidated Income & Expenditure Account

FOR THE YEAR TO 31ST DECEMBER 2020

	2020	2019
	£	£
Income		
Club subscriptions	250,255	243,374
Entrance fees	7,817	13,700
Events income	2,215	7,834
Gross profit from catering	61,766	168,962
Gross profit from bar	36,627	97,300
Grant income	131,561	0
Sundry income	19,503	31,124
Rents received	280,000	280,000
Bank interest received	459	6,787
Total income	790,203	849,080
Expenditure		
Administrative expenses	46,389	78,577
Wages & pensions	376,422	446,445
House expenses	91,670	163,914
Repairs	42,218	155,076
Depreciation & amortisation	19,157	18,321
Total expenditure	575,856	862,333
Surplus before tax	214,347	(13,252)
Taxation	(89,177)	(22,716)
Surplus/(deficit) for the year to 31st December	125,170	(35,968)

Consolidated Balance Sheet AS AT 31ST DECEMBER 2020

	2020	2019
	£	£
Fixed Assets		
Freehold property at valuation	7,000,000	7,000,000
Leasehold property	0	0
Furnishings & equipment	86,514	91,680
	7,086,514	7,091,680
Intangible Assets		
Computer software costs	3,318	4,426
Investments		
Sir Cecil McKee Bursary	91,486	87,533
URC Portfolio	163,182	159,331
	254,668	246,864
Current Assets		
Stock	16,517	20,248
Debtors	20,775	191,836
Bank	576,508	279,907
	613,801	491,991
Creditors: Due within 1 year		
Bank loans and overdrafts	0	0
Creditors and accruals	201,300	260,169
Subscriptions paid in advance	180,126	197,818
Corporation Tax	42,095	16,765
	423,522	474,751
Net current assets	190,278	17,240
Other provisions and liabilities		
Deferred tax provision	513,785	466,703
Total net assets	7,020,996	6,893,507
Financed by:		
Capital and reserves at 31 December 2019	6,893,507	6,908,939
Fair value reserves movement	2,319	20,533
Property revaluation reserve movement	0	0
Surplus/(deficit) for the year	125,170	(35,965)
At 31 December 2020	7,020,996	6,893,507

Hospitality Conviviality Individuality

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