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COMPANY NO 1214831

12/11

BRAVER COURT (TEDDINGTON)
RESIDENTS ASSOCIATION LIMITED
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 30TH JUNE 1997

PRIDIE BREWSTER
CHARTERED ACCOUNTANTS

29-39 London Road,
Twickenham, Middlesex TW1 3SZ

27 August 1997



NOTICE OF THE ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the ANNUAL GENERAL MEETING of the Shareholders of Braver Court (Teddington) Residents Association Limited will be held at Flat 6 BRAVER COURT, on Monday, 13th OCTOBER 1997 at 8.00 p.m. to transact the following business.

- (1) To receive, consider and adopt the Accounts for the year ended 30th June 1997 together with Directors' Report.
- (2) To elect Directors.
- (3) To appoint Auditors.
- (4) To discuss the maintenance of Braver Court.
- (5) Any other business.

Dated this 27 August 1997

MISS J.M. HARRISON - Secretary

Registered Office:

29-39 London Road,
Twickenham,
Middlesex TW1 3SZ

NOTE: A Member entitled to attend and vote at the above Meeting may appoint a proxy to attend and vote on his behalf, and such proxy need not also be a Member of the Company.

REPORT OF THE DIRECTORS

The Directors present their report and the financial statements for the year ended 30th June 1997.

PRINCIPAL ACTIVITY

The principal activity is to supervise the management of the property at Braver Court for the mutual benefit of the Leaseholders.

RESULTS	1997	1996
(Deficit)/Surplus for the year	(496)	341
Transfer (from)/to Provision - General Maintenance	<u>(£496)</u>	<u>£341</u>

DIRECTORS

The following persons held office as Directors during the year:

Mrs A.J.M. Timms
J. Steer
D O Byworth - Appointed 16.10.96


Each Director holds one Share of £10 in the Company.

AUDITORS

The Company was entitled to audit exemption under Section 249A(1) of the Companies Act 1985 and the Financial Statements have therefore not been audited.

The Auditors, Messrs. Pridie Brewster, Chartered Accountants, are willing to continue in office, and a motion for their re-appointment will be put before the Annual General Meeting.

BY ORDER OF THE BOARD


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JUNE MARGARET HARRISON
SECRETARY

REGISTERED OFFICE:

29-39 London Road, Twickenham,
Middlesex TW1 3SZ

27 August 1997

BRAVER COURT (TEDDINGTON) RESIDENTS ASSOCIATION LIMITED
BALANCE SHEET AT 30TH JUNE 1997

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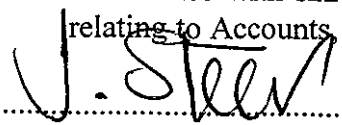
	NOTE	1997	1996
FIXED ASSETS			
TANGIBLE ASSETS			
Head Lease on 1-9 inclusive, Braver Court, Udney Park Road, Teddington, Middlesex.			
At cost		-	-
CURRENT ASSETS			
Investment	2	-	-
Debtors and Prepayments	3	119	199
Investment in Building Society		2,846	2,747
Cash at Bank and in Hand		981	1,661
		<u>3,946</u>	<u>4,607</u>
CREDITORS - due within one year	4	485	650
NET CURRENT ASSETS		<u>3,461</u>	<u>3,957</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,461	3,957
PROVISION FOR LIABILITIES	5		
General Maintenance		<u>3,371</u>	<u>3,867</u>
NET ASSETS		<u>£90</u>	<u>£90</u>
EQUITY SHAREHOLDERS' FUNDS	10		
Called up Share Capital			
Authorised, Issued and Fully Paid			
9 Ordinary Shares of £10 each		<u>£90</u>	<u>£90</u>

We confirm that:

- the Company was entitled for the year ended 30th June 1997 to audit exemption under Section 249A(1) of the Companies Act 1985 (The Act).
- no notice has been deposited under Section 249B(2) of the Act requiring an audit of the Accounts for the year.

We acknowledge our responsibilities for:

- ensuring that the Company keeps accounting records which comply with Section 221 of the Act
- preparing Accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its deficit for the financial year in accordance with s226 and which otherwise comply with the requirements of this Act relating to Accounts, so far as applicable to the Company.


JACK STEER - DIRECTOR

27 August 1997

BRAVER COURT (TEDDINGTON) RESIDENTS ASSOCIATION LIMITED
REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE 1997

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	NOTE	1997	1996
REVENUE			
Ground Rents		317	317
Maintenance Contributions		4,023	4,023
Insurance Contributions		869	811
Other Income - Interest		70	92
- Corporation Tax	6	(17)	(23)
		<u>5,262</u>	<u>5,220</u>
EXPENDITURE			
Head Rent		317	317
Maintenance of Property	7	4,643	3,717
Administrative Costs	8	798	845
		<u>5,758</u>	<u>4,879</u>
OPERATING (DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES			
		(£496)	341
TRANSFER (FROM)/TO PROVISION			
General Maintenance	5	(£496)	£341
		<u><u>(£496)</u></u>	<u><u>£341</u></u>

All Gains and Losses for the year arise from continuing operations and have been recognised in the revenue account.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED
30TH JUNE 1997

1. ACCOUNTING POLICIES

- a) The accounts are prepared under the historical cost convention.
- b) The Accounts are prepared in accordance with applicable accounting standards
- c) The Company qualifies as a small Company under the requirements of Financial Reporting Standard 1 and therefore does not have to produce a cash flow statement.

2. INVESTMENT

Alliance & Leicester Shares:-

Free allocation of 250 shares at cost

£NIL

-

Market value at 30.6.97

£1,470

-

3. DEBTORS AND PREPAYMENTS

Head Rent

79

79

Ground Rent and Maintenance Contributions

40

120

£119

£199

4. CREDITORS - due within one year

Garage Ground Rents

5

2

Accountancy and Administrative Fees

447

588

Gardening

30

60

Corporation Tax

3

-

£485

£650

5. PROVISION FOR LIABILITIES

General
Maintenance

At 1st July 1996

3,867

Transfer to Revenue Account

(496)

At 30th June 1997

£3,371

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH JUNE 1997 continued

6. TAXATION

The Company is a mutual trading Company within the definition of Section 486 I.C.T.A. 1988. There is no liability to tax on income other than investment income which is charged to Corporation Tax at a rate of 24%. The Corporation Tax charged on Investment Income for the year is £17 (1996 £23).

7. MAINTENANCE OF PROPERTY	1997	1996
Cleaning	480	425
Gardening	464	268
Electricity	70	42
Light Bulbs	10	13
Repairs and General Maintenance	424	436
Insurance	1,238	1,166
Repairs re rising damp	-	807
External redecorations	-	560
Drainage works	1,957	-
	<u>£4,643</u>	<u>£3,717</u>

8. ADMINISTRATIVE COSTS

Filing Fee	15	18
Accountancy and Administrative Fees	717	811
Postage, Telephone, Stationery & AGM expenses	66	16
	<u>£798</u>	<u>£845</u>

9. TRANSACTIONS WITH RELATED PARTIES

In common with other members, each Director is a lessee of Braver Court and a contributor to the running costs of the company.

10. EQUITY SHAREHOLDERS' FUNDS

Reconciliation of movement in Shareholders' Funds

	1997	1996
(Deficit)/Surplus of Income over Expenditure	(496)	341
Transfer (from)/to provision for liabilities	496	(341)
Net Addition/(Reduction) in Shareholders' Funds	-	-
Opening Shareholders' Funds	90	90
Closing Shareholders' Funds	<u>£90</u>	<u>£90</u>

11. CAPITAL COMMITMENT

The Directors have authorised expenditure in respect of redecorating the lobbies on each floor, although quotes have yet to be obtained.