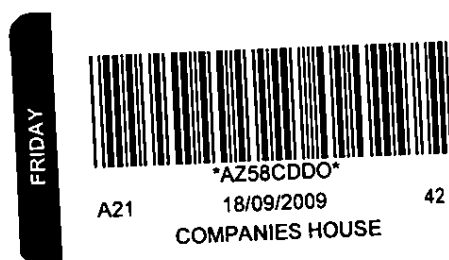


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COMPANY NO 1214831

BRAVER COURT (TEDDINGTON)
RESIDENTS ASSOCIATION LIMITED
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2009



PB ASSOCIATES
CHARTERED ACCOUNTANTS

2 Castle Business Village
Station Road
HAMPTON
Middlesex TW12 2BX

8 September 2009

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 3, BRAVER COURT on MONDAY, 7 OCTOBER 2009 at 8.00 p.m. to transact the following business.

- (1) To receive, consider and adopt the Accounts for the year ended 30 June 2009 together with Directors' Report.
- (2) To elect Directors.
- (3) To discuss the maintenance of Braver Court.
- (4) Any other business.

Dated this 8 September 2009

D BYWORTH - SECRETARY

Registered Office:

2 Castle Business Village
Station Road, Hampton
Middlesex TW12 2BX

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 30 June 2009.

PRINCIPAL ACTIVITY

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

RESULTS	2009	2008
Surplus for the year	1,288	428
Transfer to Provision - General Maintenance	<u>£1,288</u>	<u>£428</u>

DIRECTORS

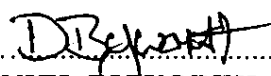
The following persons held office as Directors during the year:

Mrs A J M Timms
J Steer
D Byworth
Ms K M Allen

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

The above report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

BY ORDER OF THE BOARD


.....
DANIEL BYWORTH
SECRETARY

REGISTERED OFFICE:

2 Castle Business Village, Station Road,
Hampton, Middlesex TW12 2BX

8 September 2009

**INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED
30 JUNE 2009**

	NOTE	2009	2008
INCOME			
Ground Rents		634	396
Maintenance Contributions		6,183	6,183
Insurance Contributions		2,210	2,100
Other Income - Interest		135	343
- Sale of Rights of Shares		22	-
- Corporation Tax	6	(119)	-
- Net Dividends Received		78	139
		<u>9,143</u>	<u>9,161</u>
EXPENDITURE			
Head Rent		634	396
Maintenance of Property	7	5,335	6,266
Administrative Costs	8	1,886	2,071
		<u>7,855</u>	<u>8,733</u>
OPERATING SURPLUS ON ORDINARY ACTIVITIES		1,288	428
TRANSFER TO PROVISION			
General Maintenance	5	<u><u>£1,288</u></u>	<u><u>£428</u></u>

BRAVER COURT (TEDDINGTON) RESIDENTS ASSOCIATION LIMITED

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BALANCE SHEET AT 30 JUNE 2009

	NOTE	2009	2008
FIXED ASSETS			
TANGIBLE ASSETS			
Head Lease on 1-9 inclusive, Braver Court, Udney Park Road, Teddington, Middlesex. At cost		-	-
CURRENT ASSETS			
Debtors and Prepayments	3	-	390
Cash at Bank and in Hand		12,522	10,714
		<u>12,522</u>	<u>11,104</u>
CREDITORS - due within one year	4	<u>1,429</u>	<u>1,299</u>
NET CURRENT ASSETS		<u>11,093</u>	<u>9,805</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>11,093</u>	<u>9,805</u>
PROVISION FOR LIABILITIES	5		
General Maintenance		<u>11,003</u>	<u>9,715</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>

For the financial year ended 30 June 2009 the company was entitled to exemption from audit under Sections 475 and 477 Companies Act 2006 and no notice has been deposited under Section 476.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with Section 386 of the Act and for 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 profit or loss for the financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These accounts have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).



JACK STEER - DIRECTOR

8 September 2009

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED
30 JUNE 2009**

1. ACCOUNTING POLICIES

The principal accounting policies which are adopted in the preparation of the Company's Accounts are as follows:

Accounting Convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

2. INVESTMENT

Santander Shares (formerly Alliance & Leicester Shares):

- Alliance & Leicester Free allocation of 250 Shares at a cost of £NIL converted to 83 Santander Shares 27 November 2008.
- Market Value at 30 June 2009 £605.

3. DEBTORS AND PREPAYMENTS

	2009	2008
Head Rent	-	317
Ground Rent	-	63
Garage Ground Rent	-	10
	<u>£NIL</u>	<u>£390</u>

4. CREDITORS - due within one year

Head Rent	158	158
Ground Rent & Maintenance Contributions	200	244
Garage Ground Rents	10	10
Accountancy and Administrative Fees	810	805
Cleaning	120	30
Gardening	97	52
Corporation Tax	34	-
	<u>£1,429</u>	<u>£1,299</u>

5. PROVISION FOR LIABILITIES

**General
Maintenance**

At 1 July 2008	9,715
Transfer from Revenue Account	1,288
At 30 June 2009	<u>£11,003</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009 continued**

6. TAXATION

The Company is a mutual trading Company and accordingly there is no liability to tax on income other than investment income which is charged to Corporation Tax at a rate of 20%/21%. The Taxation deducted at source on Dividends is non-refundable.

	2009	2008
Tax Charge for the year	33	-
Under Provision in Previous Years	86	-
	<u>£119</u>	<u>£NIL</u>

7. MAINTENANCE OF PROPERTY

Cleaning	1,010	980
Gardening	500	622
Electricity	70	59
Light Bulbs	8	3
Repairs and General Maintenance	30	1,112
Insurance	3,717	3,490
	<u>£5,335</u>	<u>£6,266</u>

8. ADMINISTRATIVE COSTS

Filing Fee	15	30
Accountancy and Administrative Fees	1,818	1,976
Postage, Telephone, Stationery & AGM expenses	53	65
	<u>£1,886</u>	<u>£2,071</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	2009	2008
Surplus of Income over Expenditure	1,288	428
Transfer from provision for liabilities	(1,288)	(428)
Net Addition/(Reduction) in Shareholders' Funds	-	-
Opening Shareholders' Funds	90	90
Closing Shareholders' Funds	<u>£90</u>	<u>£90</u>