

2762562

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITED

ACCOUNTS FOR THE YEAR ENDED

24TH JUNE 1997



VICTOR KIRBY & CO.
Chartered Accountants

82 Snakes Lane East,
Woodford Green,
Essex. IG8 700

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTORS

The directors submit their report with the accounts of the company for the year ended 24th June 1997.

PRINCIPAL ACTIVITY

The principal activity of the company is to manage and maintain the estate known as "Foxlands Close", comprising the blocks of flats, parking spaces and curtilage thereof situate at 92-104 High Road, Leavesden, Watford, Hertfordshire.

DIRECTORS

The directors who have held office during the year were as follows:

Ms. K. Archer
D. Carabine
Miss C.A. Dicks
Ms. K.B. Hughes
B.E. Marshall
Miss S.A. Theobald

Each director held either solely or jointly, one ordinary share of the company.

FIXED ASSETS

The company owns no fixed assets apart from the lease of the site and the fabric of the buildings on the site known as "Foxlands Close". The lease is for the period of one hundred and twenty-five years from 24th June 1992.

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FOXLANDS CLOSE MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTORS (CONTINUED)

AUDITORS

No auditors have been appointed since the company has again taken advantage of the exemption which allows it, as a small company, to dispense with an audit.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 applicable to small companies.

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS

Registered Office:

20 Foxlands Close,
Leavesden, Watford,
Herts. WD2 7LY
Company No: 2762562



Miss C.A. Dicks
Secretary

Dated: *6th APRIL 1998*

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDBALANCE SHEETAS AT 24TH JUNE 1997

		<u>As at</u> <u>24.6.96</u>	
	<u>Notes</u>	£	p
<u>CURRENT ASSETS</u>			
Cash at bank		4,509.06	9,232.64
Debtors	2	<u>1,697.72</u>	<u>2,536.53</u>
		6,206.78	11,769.17
<u>CREDITORS: AMOUNTS FALLING DUE</u> <u> WITHIN ONE YEAR</u>	3	<u>1,577.87</u>	<u>1,435.30</u>
<u>NET CURRENT ASSETS</u>		4,628.91	10,333.87
<u>PROVISION FOR LIABILITIES AND</u> <u> CHARGES</u>	5	<u>2,827.91</u>	<u>8,532.87</u>
		1,801.00	1,801.00
		=====	=====

cont..

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDBALANCE SHEET (CONTINUED)AS AT 24TH JUNE 1997

				As at <u>24.6.96</u>	
	<u>Notes</u>	£	p	£	p
<u>CAPITAL AND RESERVES</u>					
Called up share capital	4	<u>1,801.00</u>		<u>1,801.00</u>	
<u>SHAREHOLDERS' FUNDS</u>					
Equity interests	4	<u>1,801.00</u>		<u>1,801.00</u>	
Non-equity interests					
		<u>1,800.00</u>		<u>1,800.00</u>	
		<u>1.00</u>		<u>1.00</u>	
		<u>1,801.00</u>		<u>1,801.00</u>	
		=====		=====	

These financial statements have been prepared in accordance with the Special Provisions of Part VII of the Companies Act 1985 applicable to small companies.

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of Section 249A(1) of the Companies Act 1985. Shareholders holding 10% or more of the company's share capital have not issued a notice requiring an audit under Section 249B(2) of the Companies Act 1985. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985, 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 profits (or loss) for the year in accordance with the requirements of the Act relating to the accounts so far as applicable to the company.

Signed on behalf of the board of directors:

.....*K. Archer*.....(Director)
K. Archer

Approved by the board on: *6th April 1998*

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDINCOME AND EXPENDITURE ACCOUNTFOR THE YEAR ENDED 24TH JUNE 1997

		<u>1996</u>	
	<u>Notes</u>	£	p
<u>INCOME</u>	1(b)	12,240.00	12,240.00
<u>Less: Administrative expenses</u>		<u>12,294.65</u>	<u>12,297.90</u>
		(54.65)	(57.90)
<u>Add: Bank interest received</u>		<u>70.96</u>	<u>76.70</u>
<u>EXCESS OF INCOME ON ORDINARY ACTIVITIES BEFORE TAXATION</u>		16.31	18.80
<u>Less: Tax on income on ordinary activities</u>		<u>16.31</u>	<u>18.80</u>
<u>EXCESS OF INCOME ON ORDINARY ACTIVITIES AFTER TAXATION</u>		- -	- -
		=====	=====

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDNOTES TO THE ACCOUNTSFOR THE YEAR ENDED 24TH JUNE 19971. ACCOUNTING POLICIESa) Basis of accounting

These accounts have been prepared on the historical cost basis.

b) Income

This represents the minimum maintenance contributions received from residents in the year of £340 per flat.

c) Accounting Standards

The accounts do not include a Cash Flow Statement because the company, as a small reporting entity, is exempt from the requirement to produce such a statement under Financial Reporting Standard (FRS) 1 "Cash Flow Statements". Since the company is non-trading, no profit or loss arises and it must continue in operation for as long as the leasehold interest remains, the reporting requirements of FRS 3 "Reporting Financial Performance" are considered to be not relevant and have not been applied.

	<u>1996</u>	
	£	p
2. <u>DEBTORS</u>		
Amounts due from residents (page 7)	416.00	80.74
Insurance premium prepaid	981.97	948.40
Electricity balances due	44.78	219.57
Amounts due from residents - paid after year end	<u>254.97</u>	<u>1,287.82</u>
	1,697.72	2,536.53
	=====	=====
3. <u>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u>		
Sundry creditors and accruals	1,564.75	1,362.39
Amounts due to residents	<u>13.12</u>	<u>72.91</u>
	1,577.87	1,435.30
	=====	=====

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDNOTES TO THE ACCOUNTS (CONTINUED)FOR THE YEAR ENDED 24TH JUNE 1997

	<u>1996</u>	
	£	p
4. <u>SHARE CAPITAL AND SHAREHOLDERS' FUNDS</u>		
<u>Authorised, allotted, called-up</u>		
<u>and fully paid</u>		
36 Ordinary shares of £50 each	1,800.00	1,800.00
5 Founder shares of 20p each	<u>1.00</u>	<u>1.00</u>
	1,801.00	1,801.00
	=====	=====

The founder shareholders have a non-equity interest since, on a winding-up, they are not entitled to any share of the surplus assets of the company. These belong exclusively to the ordinary shareholders. However, until the "ultimate date" which is defined as one year after the last property has been sold, the founder shareholders had sole voting rights. Since the ultimate date passed on 4th March 1995 they no longer have any voting rights or entitlement to attend or receive notice of General Meetings.

5. CONTINGENT LIABILITIES

The company has contingent liabilities in that the exterior and interior of the buildings must be repainted at least once in every third and fifth year of the term of the lease, respectively. In order to accumulate funds for the repainting and any other large items of expenditure, the surplus of contributions received in excess of expenditure incurred in any year is usually transferred to Reserve Account. For this year, there is a surplus of expenditure, following exterior decoration and a transfer has been made from the Reserve Account, of £5,704.96 (1996 - transfer to Reserve Account £6,337.10).

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FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDNOTES TO THE ACCOUNTS (CONTINUED)FOR THE YEAR ENDED 24TH JUNE 19975. CONTINGENT LIABILITIES (CONTINUED)

The movements on Reserve Account are as follows:

	<u>1997</u>		<u>1996</u>	
	£	p	£	p
Balance at 25.6.1996	8,532.87		2,195.77	
Transfer in year	<u>(5,704.96)</u>		<u>6,337.10</u>	
Balance at 24.6.1997	2,827.91		8,532.87	
	=====		=====	

The first exterior repainting was carried out during the year, at a cost of £8,000 and the first interior repainting is due to take place in the year ending 24th June 1998. It is anticipated that the increased minimum maintenance contributions of, £340 per annum, will be sufficient to cover this. Driveway repairs and logging around the borders of the parking area were carried out in the year, at a cost of £3,280 (included in sundry repairs).

6. RELATED PARTY TRANSACTIONS AND CONTROL

There were no related party transactions. Control of the company rests with the property owners, each of whom holds, either jointly or solely, one ordinary share in the company.

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDMANAGEMENT STATEMENTFOR THE YEAR ENDED 24TH JUNE 19971996

	£	p	£	p	£	p	£	p
<u>EXPENDITURE</u>								
Insurance			1,251.09				1,222.20	
Electricity charges	400.58				465.54			
Less: Rebates received	<u>- -</u>				<u>464.50</u>			
			400.58				1.04	
Cleaning & general maintenance			1,663.29				1,660.22	
Gardening			2,250.00				2,100.00	
Accountancy & Administration			193.88				188.00	
Accounts preparation			434.75				423.00	
General Repair			3,505.00				- -	
Printing, postage & stationery			92.15				90.91	
Annual Return fee			15.00				15.00	
Company secretarial			123.37				82.25	
Share transfer costs			70.50				105.75	
Removal of wasps nest			- -				19.00	
Bad debt (flat 24) - contributions non-recoverable			- -				53.43	
Exterior decoration			<u>8,000.00</u>				<u>- -</u>	
<u>ORDINARY EXPENDITURE</u>			17,999.61				5,960.80	
Less: Bank interest received	70.96				76.70			
Less: Corporation Tax	<u>16.31</u>				<u>18.80</u>			
			<u>54.65</u>				<u>57.90</u>	
			17,944.96				5,902.90	
Transfer (from)/to Reserve Account (note 5)			<u>(5,704.96)</u>				<u>6,337.10</u>	
			12,240.00				12,240.00	
			=====				=====	

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDSCHEDULE OF APPORTIONMENT OF EXPENDITUREFOR THE YEAR ENDED 24TH JUNE 1997

Flat No.	Balances due from/(to) residents at 24.6.96		Ordinary expenditure for the year		Total due from residents		Amounts paid for the year		Balance due from/(to) residents at 24.6.97	
	£	p	£	p	£	p	£	p	£	p
1	-	-	340.00		340.00		340.00		-	-
2	-	-	340.00		340.00		340.00		-	-
3	-	-	340.00		340.00		340.00		-	-
4	(0.04)		340.00		339.96		340.00		(.04)	
5	-	-	340.00		340.00		340.00		-	-
6	-	-	340.00		340.00		339.96		.04	
7	-	-	340.00		340.00		340.00		-	-
8	.02		340.00		340.02		339.96		.06	
9	-	-	340.00		340.00		340.00		-	-
10	-	-	340.00		340.00		340.00		-	-
11	75.72		340.00		415.72		340.00		75.72	
12	-	-	340.00		340.00		340.00		-	-
13	-	-	340.00		340.00		339.96		.04	
14	-	-	340.00		340.00		340.00		-	-
15	-	-	340.00		340.00		340.00		-	-
16	-	-	340.00		340.00		340.00		-	-
17	-	-	340.00		340.00		339.96		.04	
18	-	-	340.00		340.00		340.00		-	-
19	-	-	340.00		340.00		340.00		-	-
20	-	-	340.00		340.00		340.00		-	-
21	-	-	340.00		340.00		340.00		-	-
22	5.00		340.00		345.00		344.98		.02	
23	(0.72)		340.00		339.28		340.00		(.72)	
24	-	-	340.00		340.00		340.00		-	-
25	(0.03)		340.00		339.97		339.96		.01	
26	(0.03)		340.00		339.97		339.97		-	-
27	(11.92)		340.00		328.08		328.06		.02	
28	(11.94)		340.00		328.06		328.06		-	-
29	(0.03)		340.00		339.97		339.96		.01	
30	(8.48)		340.00		331.52		331.92		(.40)	

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FOXLANDS CLOSE MANAGEMENT COMPANY LIMITEDSCHEDULE OF APPORTIONMENT OF EXPENDITUREFOR THE YEAR ENDED 24TH JUNE 1997

Flat No.	Balances due from/(to) residents at 24.6.96		Ordinary expenditure for the year		Total due from residents		Amounts paid for the year		Balance due from/(to) residents at 24.6.97	
	£	p	£	p	£	p	£	p	£	p
31	(11.94)		340.00		328.06		-	-	328.06	
32	(.03)		340.00		339.97		339.97		-	-
33	(11.94)		340.00		328.06		328.08		(.02)	
34	-	-	340.00		340.00		339.96		.04	
35	(15.81)		340.00		324.19		324.19		-	-
36	-	-	340.00		340.00		340.00		-	-
	7.83		12,240.00		12,247.83		11,844.95		402.88	
=====										
Total due from residents									416.00	
Total due (to) residents									(13.12)	
									=====	
									402.88	
									=====	

NOTES

The "amounts paid for the year" include the minimum maintenance contributions of £170 each due on 24th June and 25th December 1996, paid to the company in the year to 24th June 1997. They also include those amounts due from residents for the year and earlier which were not paid until after the year end, in order to reflect the true balances outstanding at 24th June 1997. Any further payments of balances, made since these accounts were drawn up, will need to be deducted from the end of year balance shown, as appropriate, and will be credited in the next accounts.

The amounts paid later, but included in these accounts, as mentioned above, total £254.97, as shown by Note 2, page 4.

The balance on Flat 31 represents £340 due from, less £11.94 due (to) the resident.

FOXLANDS CLOSE MANAGEMENT COMPANY LIMITED

ADDITIONAL NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 24TH JUNE 1997

1. In accordance with the terms of the leases ordinary expenditure has been allocated equally to each flat.
2. Under the terms of the Association Lease, ground rent of £1 per annum is payable, if demanded. To date, no such demand has been received.

ACCOUNTANTS REPORT TO THE DIRECTORS OF
FOXLANDS CLOSE MANAGEMENT COMPANY LIMITED

As described on the Balance Sheet, you are responsible for the preparation of the accounts for the year ended 24th June 1997, set out on pages 2 to 5 and you consider that the company is exempt from an audit. In accordance with your instructions, we have compiled these unaudited accounts in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.



VICTOR KIRBY & CO.
Chartered Accountants

82 Snakes Lane East,
Woodford Green,
Essex, IG8 7QQ

Dated: 14th April 1998