

Applewood Court Residents (Swindon) Ltd

Financial Statements for the year ended

31 March 2010

Company Number 01664985

Applewood Court Residents (Swindon) Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST MARCH 2010

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APPLEWOOD COURT RESIDENTS (SWINDON) LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST MARCH 2010

The Directors submit their report together with the financial statements for the year ended 31st March 2010.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

Principal activities

The principal activities of the company are to manage, maintain and administer the land and buildings at Applewood Court, Mannington Lane, Westlea, Swindon with a commitment to purchase the freehold. The company operates under the terms of a 999 year lease agreement entered into between the company, the freeholder and its shareholders as leaseholders.

Business review

In accordance with the terms of the lease, service charges for leaseholders were set by members at the Annual General Meeting held on 20 March 2008 for the year to 31 March 2010, at £610 (2008 - £585) payable in 10 monthly instalments from 24 June 2009, with a discount of £60 available if paid in full by 24 June 2009. The Service Charge includes £25 (2009 - £25) ground rent due to the Freeholder. Ground Rents are paid in aggregate to the Freeholder by the company.

During the year maintenance work included; removal of overgrown trees and landscaping, planting of two apple trees, completion of cat5 work to the meter cupboards to provide upgraded communal TV amplifiers in readiness to be re-sited from four of the residents' loft spaces. This will allow all TV signals to be fed from the strongest source as several of the blocks currently suffer from a poor signal especially in summer when the surrounding trees are in leaf.

The communal grounds continue to benefit from the excellent management by the gardening contractor.

AUDIT

The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477(2).

DIVIDENDS

No dividends were paid or proposed during the year (2009 Nil)

RESERVES

During the year £3,312 (2009 - £3,178) was allocated to the fund established to purchase the freehold and £11,008 (2009 - £1,663) to meet future maintenance costs.

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST MARCH 2010

COMMONHOLD AND LEASEHOLD REFORM ACT 2002

Sections 152 and 156 of the Commonhold and Leasehold Reform Act expected to be commenced during 2009 have yet to be enacted. Items that these sections are likely to require include:

- a) That service charge transactions cease to be shown within the accounts of the Company, as funds held by the Company are held in trust on behalf of tenants (leaseholders). Given that these proposals have yet to be enacted and no guidance has yet been issued on the new format to be adopted the directors have prepared these accounts on the same basis as previous years in order to maintain consistency.
- b) An Income and Expenditure Report and Balancing Statement be produced within six months of a year end in a format similar to that shown on page 8 of the notes to these accounts.

DIRECTORS

The following directors served during the year:

Stuart Morgan
John R Morris*
David C Morris

* Indicates director next due to retire by 3 year rotation under the Articles of Association at the next Annual General Meeting. A resolution proposing re-election will be presented at the AGM.

BY ORDER OF THE BOARD

John R Morris FCMA AIRPM
Director
1 April 2010

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No: 01664985
www.applewoodcourt.co.uk

APPLEWOOD COURT RESIDENTS (SWINDON) LTD			
Profit and Loss Account		2010	2009
For the year ended 31 March :-			
	Note	£	£
Turnover from continuing operations	2	23,587	20,078
Operating charges		(10,028)	(15,475)
Operating profit from continuing operations		13,559	4,603
Interest receivable	7	761	238
Retained profit transferred to reserves	8	14,320	4,841

There are no recognised gains or losses other than the profits for the years, as shown above and therefore, no separate statement of recognised gains and losses has been presented.

There is no material difference between the company results as reported and on an unmodified historical cost basis.

Accordingly, no note of historical cost profits and losses has been included.

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

Balance Sheet as at:-	Note	31st March 2010		31st March 2009	
		£	£	£	£
Current Assets					
Cash at Bank		46,655		27,900	
Debtors	3	276		2,788	
		46,931		30,688	
Creditors : Amounts falling due within one year	4	(4,935)		(3,012)	
Net Current Assets			41,996		27,676
Total Assets Less Current Liabilities			41,996		27,676
Capital and Reserves					
Called up Share Capital	5		360		360
Profit and Loss Account	8		23,916		12,908
Designated Reserve	8		17,720		14,408
Shareholders' Funds - equity interests			41,996		27,676

- a. For the year ending 31 March 2010 the company was entitled to exemption under section 477(2) of the Companies Act 2006.
- b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- c. The directors acknowledge their responsibility for:
- i. ensuring the company keeps accounting records which comply with Section 386; and
 - ii. 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 section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

David Morris

Director

The financial statements were approved by the board of directors on 1 April 2010.

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

Cash flow statement	Note	2010	2009
		£	£
Net cash inflow from operating activities	9	17,994	5,425
Returns on investments and servicing of finance			
Interest received	7	761	238
Increase in cash		18,755	5,663

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST MARCH 2010

1. ACCOUNTING POLICIES

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Company's financial statements.

(a) Basis of Preparation

The financial statements have been prepared in accordance with applicable accounting standards under the historical cost accounting convention.

2 TURNOVER

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>2010</u>	<u>2009</u>
	£	£
Service Charges	21,375	18,000
Ground Rent	900	900
Other income including assignment and enquiry fees	1,312	1,178
	<u>23,587</u>	<u>20,078</u>

3 DEBTORS

	<u>2010</u>	<u>2009</u>
	£	£
Trade Debtors	260	752
Payments in advance (following year's insurance premium)	16	2,036
	<u>276</u>	<u>2,788</u>

Service charges outstanding: flat 25 £260.

4 CREDITORS: Amounts falling due within one year

	<u>2010</u>	<u>2009</u>
	£	£
Accrued expenses	4,935	3,012

5 SHARE CAPITAL

	<u>2010</u>	<u>2009</u>
	£	£
Authorised: ordinary shares of £10 each	360	360
<u>Allotted, called up and paid:</u> ordinary shares of £10 each	360	360

6 CONTROL

No one person controls the company.

7 INTEREST RECEIVABLE

	<u>2010</u>	<u>2009</u>
	£	£
Bank Interest	611	204
Interest on outstanding Trade Debtors	150	34
	<u>761</u>	<u>238</u>

APPLEWOOD COURT RESIDENTS (SWINDON) LTD**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST MARCH 2010****8 RECONCILIATION OF PROFIT AND LOSS RESERVES**

	Total	Allocated as:	
		Designated	Non-Designated
	£	£	£
Balance brought forward at 1st April 2009	27,316	14,408	12,908
Retained profit for the financial year	14,320	3,312	11,008
As at 31st March 2010	<u>41,636</u>	<u>17,720</u>	<u>23,916</u>

The Designated Reserve is a sinking fund established to purchase the freehold in Applewood Court, Swindon.

9. - 10.**NOTES TO THE CASH FLOW STATEMENT****9 Reconciliation of operating profit to operating cash flows**

	<u>2010</u>	<u>2009</u>
	£	£
Operating profit	13,559	4,603
Decrease/(Increase) in debtors (note 3)	2,512	(752)
Increase in operating creditors (note 4)	1,923	1,574
Net cash inflow from operating activities	<u>17,994</u>	<u>5,425</u>

10 Analysis of changes in cash during the year.

	<u>2010</u>	<u>2009</u>
	£	£
Balance brought forward	27,900	22,237
Net cash inflow	18,755	5,663
Balance at year-end	<u>46,655</u>	<u>27,900</u>

11 Detailed Profit & Loss

	<u>2010</u>	<u>2009</u>
	£	£
Total Income (note 2)	23,587	20,078
Grounds maintenance	(3,356)	(3,899)
Ground rents	(900)	(900)
Communal Electricity	(375)	(422)
Buildings and D & O Insurance	(2,135)	(2,171)
Sundry	(27)	(14)
Lighting maintenance	(27)	(288)
External power and meter cupboards	-	(2,258)
Re-lay uneven paving	-	(1,410)
Redecoration	(1,958)	-
Building maintenance	(176)	(282)
Boundary railings	(529)	(3,306)
Companies House fees	(15)	(15)
Accountancy	(530)	(510)
	<u>(10,028)</u>	<u>(15,475)</u>
Operating surplus	13,559	4,603
Add Interest received (note 7)	761	238
To Freehold Fund	(3,312)	(3,178)
To General Reserves	<u>11,008</u>	<u>1,663</u>

APPLEWOOD COURT RESIDENTS (SWINDON) LTD**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST MARCH 2010****12 Income and Expenditure Account**

- in format proposed by the Commonhold and Leasehold Reform Act 2002 - (not part of the statutory accounts)

Income:	2010	2009
	£	£
Service Charges receivable from tenants		
Service Charges	21,375	18,000
Additional income	912	778
Total	22,287	18,778
Interest (net of tax)	761	238
	23,048	19,016
Other Income: - Lease transfer fees	400	400
- Ground Rents	900	900
Total Income	24,348	20,316
Expenditure:		
Repairs and Maintenance		
General	176	282
Redecoration	1,958	0
Meter Cupboards	0	2,258
	2,134	2,540
Grounds Maintenance		
Gardening	3,356	3,899
Site Maintenance - paving	0	1,410
Railings	529	3,306
Lighting	27	288
	3,912	8,903
Utilities		
Electricity	375	422
Professional Fees		
Accountancy fees	530	510
Insurance		
	2,135	2,171
General Expenses		
Ground Rents	900	900
Postage and Stationery	27	14
Companies House Fees	15	15
	942	929
Contributions transferred to Freehold Purchase Fund	3,312	3,178
Total Expenditure	13,340	18,653
Surplus Transferred to Reserves	11,008	1,663
Balancing Statement		
Assets	2010	2009
	£	£
Service Charges outstanding	260	752
Sums paid in this period but relating to a subsequent period	16	2,036
Cash at bank	46,655	27,900
	46,931	30,688
Less: Liabilities		
Costs relating to this or previous period but not yet paid	4,935	3,012
Current Liabilities	4,935	3,012
Net Assets	41,996	27,676
Reserves (note 8)	27,588	16,446
Freehold Purchase Reserve (note 8)	14,408	11,230
	41,996	27,676