

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2015

(Company No 00953415 - Registered in England & Wales)

**Mark Seldon & Co
- Chartered Accountant -
10 Sherwood Close
Bracknell
Berkshire RG12 2SB**



AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

Company Information

Company Number	- 00953415
Directors	- M Bristow - J D Cookson - M R Dowle - D Everett - K A Harman - K R Irwing - K Rhodes - T J Richards - S J Wharpshire
Company Secretary	- Mortimer Secretaries Limited
Registered Office	- C/O J M Estates Bagshot Road Bracknell Berkshire RG12 9SE
Accountant	- Mark Seldon & Co <i>Chartered Accountant</i> 10 Sherwood Close Bracknell Berkshire RG12 2SB

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

REPORT OF THE DIRECTORS

For the Year Ended 31 December 2015

The directors present their Report and Financial Statements of the Company for the year ended 31 December 2015.

REVIEW OF THE BUSINESS

The company continued throughout the year with its non trading activity of acting as the trustee manager of the common parts and gardens of a block of twenty one long leasehold flats, known as Avon Court in Binfield, Berkshire, on behalf of its members, who provide all the funding for its activities.

DIRECTORS

The current directors of the Company are listed on page 1.

All directors had an interest in 1 'B' Ordinary Shares of £1 each at 31 December 2014, or at 31 December 2013 or their date of appointment, with the exception of M R Dowle who had an interest in 4 'B' Ordinary Shares (2014 - 4).

On 8 September 2015 K D Reynolds resigned as a director.

After the year end, on 26 February 2016, N A Wilson also resigned as a director.

DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each year which give a true and fair view of the state of affairs of the company and of its income and expenditure for that period. In preparing the financial statements, the directors are required to

- * select suitable accounting policies and then apply them consistently
- * make judgements and estimates that are reasonable and prudent
- * prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the company, and ensuring that the financial statements comply with the Companies Act 2006.

They are also responsible for safeguarding the assets of the company and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

The Company has taken advantage of the exemption, conferred by S477 Companies Act 2006, not to have these accounts audited and the directors confirm that no notice has been deposited under S.476.

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

REPORT OF THE DIRECTORS

For the Year Ended 31 December 2015 (continued)

The directors have taken advantage in the preparation of their report of the exemptions applicable to small companies as set out in Chapter 5 of Part 15 of the Companies Act 2006.

Signed on behalf of the Board



MORTIMER SECRETARIES LIMITED

Company Secretary

4th August 2016

Registered Office:

C/O J M Estates

Bagshot Road

Bracknell

Berkshire RG12 9SE

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

INCOME AND EXPENDITURE ACCOUNT

For the Year Ended 31 December 2015

	Note	2015 £	2014 £
INCOME			
Service charge contributions levied		21,107	17,955
Buildings' insurance contributions		<u>3,522</u>	<u>2,758</u>
		24,629	20,713
EXPENDITURE			
Cleaning		1,728	2,266
Window cleaning		665	665
Repairs and maintenance:			
General maintenance		2,566	991
Heat and light		387	711
Gardening		2,837	3,077
Tree surgery		-	632
Property insurance		3,256	3,024
Directors liability insurance		175	185
Property management		3,092	3,029
Health and safety assessment		-	747
Statutory fees		30	47
Legal costs re dispute		(50)	4,410
Accountants fees		1,200	1,464
Sundry costs		<u>102</u>	<u>136</u>
Total Expenditure		<u>15,988</u>	<u>21,384</u>
OPERATING SURPLUS / (DEFICIT)		8,641	(671)
INVESTMENT INCOME			
Bank interest received gross		<u>14</u>	<u>12</u>
NET SURPLUS / (DEFICIT) FOR YEAR		8,655	(659)
Transfer (to) / from Contingency			
Reserves	6	<u>(7,170)</u>	<u>(2,940)</u>
NET SURPLUS / (DEFICIT) TRANSFERRED			
TO WORKING CAPITAL RESERVE	6	£ <u>1,485</u>	£ <u>(3,599)</u>

All of the operations undertaken by the Company during the year under review are continuing operations.

The Company has no recognised gains and losses for the year other than those disclosed above.

The notes on pages 6 to 8 form an integral part of these financial statements.

BALANCE SHEET

As at 31 December 2015

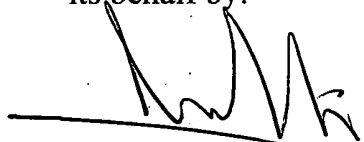
	Notes	2015 £	2014 £
CURRENT ASSETS			
Debtors	3	14,391	13,285
Cash at Bank		<u>34,830</u>	<u>28,188</u>
		49,221	41,473
CURRENT LIABILITIES			
Creditors falling due within one year:	4	<u>1,137</u>	<u>2,044</u>
NET ASSETS		£ 48,084	£ 39,429
Represented by:			
CAPITAL AND RESERVES			
Share capital	5	23	23
Contingency Reserves	6		
Building Accounts' Reserves		41,402	35,282
Estate Reserve		4,200	3,150
Working Capital Reserves		<u>2,459</u>	<u>974</u>
		<u>48,061</u>	<u>39,406</u>
		£ 48,084	£ 39,429

The exemption, conferred by S.477 Companies Act 2006, not to have these accounts audited applies to the Company for the year under review and the directors confirm that no notice has been deposited under S.476 Companies Act 2006 in respect of that year.

The directors acknowledge their responsibilities for ensuring that:

- (i) The Company keeps accounting records which comply with S.386 Companies Act 2006, and
- (ii) The accounts give a true and fair view of the state of affairs of the Company as at 31 December 2015 and of its income and expenditure for the year then ended, in accordance with the requirements of S.393 and otherwise comply with the requirements of Companies Act 2006 relating to its accounts, so far as is applicable to a 'small company'.

Approved by the Board on 4th August, 2016 and signed on its behalf by:



S WHARPSHIRE - Director

The notes on pages 6 to 8 form an integral part of these financial statements.

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

As at 31 December 2015

1. ACCOUNTING POLICIES

a) The financial statements are prepared under the historical cost accounting convention.

b) The Company has adopted a policy whereby all surpluses of income over expenditure are held in a contingency reserves, to be applied towards the principal objectives of the Company in future years. The net assets that represent these reserves are held by the Company in trust for the owners of the residential units, who are the members of the Company.

c) As a result of the nature of the Company's principal business, the directors have decided to depart from the required profit and loss formats, set out in S.396 Companies Act 2006 and related Regulations, and adopt an Income and Expenditure format that more accurately reflects the activity of the Company.

d) Members' contributions represent the annual levy by the Company in respect of insurance, maintenance and administrative costs, the latter two being based on expenditure incurred in the previous year, but can also include an estimated contribution towards future costs.

e) Corporation tax is payable on any investment income generated by the Company, but the Company is currently treated By H M Revenue & Customs as a dormant company for tax purposes as its investment income is minimal.

2. ADMINISTRATIVE EXPENSES

None of the directors received any remuneration during the year (2014 - nil).

3. DEBTORS

	2015	2014
	£	£
Members contributions - levied 31 December, in arrears	5,478	8,978
- other	4,608	4,213
Other debtor	164	-
Prepayments and accrued income	<u>4,141</u>	<u>94</u>
	<u>£ 14,391</u>	<u>£ 13,285</u>

4. CREDITORS FALLING DUE WITHIN ONE YEAR

	2015	2014
	£	£
Members contributions in advance	10	-
Other creditor	-	108
Accrued expenditure	<u>1,127</u>	<u>1,935</u>
	<u>£ 1,137</u>	<u>£ 2,043</u>

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

As at 31 December 2015

5. CALLED UP SHARE CAPITAL

	2015	2014
	£	£
Authorised, Allotted, Issued and Fully Paid:		
2 'A' Ordinary shares of £1 each	2	2
21 'B' Ordinary shares of £1 each	<u>21</u>	<u>21</u>
	<u>£ 23</u>	<u>£ 23</u>

6. CONTINGENCY RESERVES:

The Contingency Reserves have been reorganised to bring them into line with the requirements of the standard lease.

Building Accounts' Reserves:	Block 1 1-12 £	Block 2 13-21 £	Total £
At 1 January 2015	22,178	13,104	35,282
Levies re future costs per clause 3(d)			
Roof Reserve	2,640	1,080	3,720
Internal decoration reserve	1,320	1,080	2,400
Expenditure from Reserves	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in the year	<u>3,960</u>	<u>2,160</u>	<u>6,120</u>
At 31 December 2015	<u>£ 26,138</u>	<u>£ 15,264</u>	<u>£ 41,402</u>

The above Building Account Reserves represents the pro rata special contributions towards the estimated future costs of replacing the roof of both Blocks as well as their periodic internal redecoration, which is required every seven years.

Estate Reserve:	Block 1 1-6 £	Block 1 7-12 £	Block 2 13-21 £	Total £
At 1 January 2015	900	900	1,350	3,150
Transfer from Working Capital Reserve				
Levies re future costs per clause 3(d)	300	300	450	1,050
Expenditure from Reserves	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2015	<u>£ 1,200</u>	<u>£ 1,200</u>	<u>£ 1,800</u>	<u>£ 4,200</u>

The Estate Reserve is set up to meet significant costs relating to the wider Estate, including the garage areas, bin areas and major tree works.

AVON COURT (BINFIELD) RESIDENTS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

As at 31 December 2015

6. CONTINGENCY RESERVES (continued)

Working Capital Reserve:	2015	2014
	£	£
Balance at 1 January	974	8,983
Transfer to Estate Reserve	-	(4,410)
Excess income / (expenditure) in the year	<u>1,485</u>	<u>(3,599)</u>
Balance at 31 December	£ <u>2,459</u>	£ <u>974</u>

The working capital reserve has been set up by the directors in order to recognise that, under the terms of the standard lease, the total annual contributions levied in any year is based on the expenditure incurred on maintenance and administrative costs in the previous year. Where the current expenditure exceeds this figure, short term reserves are required to fund the resultant working capital shortfall.