

**KINROSS COURT (CHESTER) MANAGEMENT CO LTD**  
**Registered Office**  
**c/o Homelet**  
**23 Christleton Rd**  
**CH3 5UF**

**CN: 1692482**

**DIRECTOR'S REPORT FOR 31/12/10**

Since our last meeting the ownership of the flats has remained unchanged. The Owners of all the flats are listed below and automatically have the entitlement to be Committee members

- 11 Mrs Lisa Curran
- 15 Mr Peacock
- 17 Mrs Blair-Park
- 19 Mr Chris Jones
- 21 Mrs Lisa Curran
- 23 Mr Richard Percy
- 25 Mrs P Henriksen
- 27 Mr Philip Gibb and Miss Laura Blease

Mrs Lisa Curran is Company Secretary and Director. Mr Chris Jones and Mrs Jackie Wilson also remain as Directors.

The communal garden has been maintained by Mr Henriksen and window cleaning have continued to be maintained by Top Notch on a regular basis.

The windows and doors have been replaced over the last year by Tower Windows.

**SELLING AND RENTING OF PROPERTIES**

It is a legal condition of purchase and occupancy that anyone selling a flat must have the consent of the management committee (not to be unreasonably withheld), in writing before completion of a sale. This is a legal requirement of the land registry office and Solicitors acting for the Vendor and Purchaser should be made aware of this and addresses given to the Directors in order that a letter giving consent can be sent. Similarly, it is a legal requirement that should an Owner wish to let their flat, consent must be given by all members (not to unreasonably withheld). Also, the Secretary should at all times have the name and address of the Owner and Tenant.

**THE STATEMENT OF ACCOUNTS FOR LAST YEAR CAN BE SEEN OVERLEAF**

SATURDAY



A53 \*AMMRRTC5\* 16/04/2011 15  
COMPANIES HOUSE

**BALANCE SHEET FOR KINROSS COURT (CHESTER) MANAGEMENT COMPANY LTD**

The accounts for the year ending 31/12/10 were prepared in accordance with the following exemptions

"The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006"

"The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts"

"The company is exempt from the requirements relating to preparing audited accounts in accordance with section 477 of the Companies Act 2006"

"These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime"

**STATEMENT OF ACCOUNTS FROM 1 JANUARY 2010 TO 31 DECEMBER 2010**

Bank balance at 31/12/09

£1,780 00

**INCOME**

Management Fees Paid

£2,610 00

**EXPENSES**

Electricity

£111 00

Gardener

£430 00

Cleaning

£85 00

Bank charges

£137 00

Companies House

£30 00

Window cleaning

£144 00

Insurance

£912 00

Door replacement

£1,034 00

Replacement light

£60 00

Replacement windows

£987 00

Mgt Fees 2010

£411 00

TOTALS

£4,341 00

Bank balance at 31/12/10

£49 00



L M Curran  
Director



J A Wilson  
Director