

**KINROSS COURT (CHESTER) MANAGEMENT CO LTD**

**Registered Office**

**c/o Homelet**

**Richmond Place**

**125 Boughton**

**Chester**

**CH3 5BH**

**CN: 1692482**

**DIRECTOR'S REPORT FOR 31/12/04**

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 Mrs Jackie Wilson
- 17 Mrs Blair-Park
- 19 Mr Chris Jones
- 21 Mrs Lisa Curran
- 23 Mr Richard Percy
- 25 Mrs G Robinson
- 27 Mr Philip Gibb and Laura

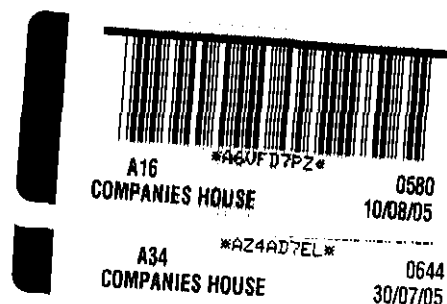
There will be an increase in the management fee from £25 to £30 will take place in February. Homelet Property Managers continue to act as Managing Agents.

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

The communal garden and communal windows have continued to be maintained on a regular basis.

**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.



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

**STATEMENT OF ACCOUNTS FROM 1 JANUARY 2004 TO 31 DECEMBER 2004**

Bank balance at 31/12/03 £537.36

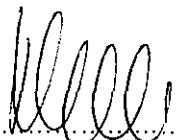
**INCOME:**

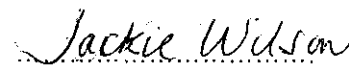
Management Fees Paid £2,765.00

**EXPENSES:**

Electricity ( 6 mths @ £8 + 6 mths @ £9)	£102.00
Gardener	£370.00
Bank charges	£220.56
Companies House	£115.00
Window cleaning (12 mths @ £16)	£192.00
Insurance	£1,337.15
Electrical repair £40 + £20	£60.00
Building repair - tiles	£70.00
Cleaning bin area	£40.00
Loan payback	£270.00
TOTALS:	£2,776.71

Bank balance at 31/12/04 £525.65

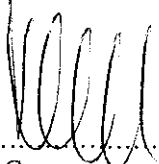
  
.....  
L.M. Curran  
Director

  
.....  
J.A. Wilson  
Director

# Balance Sheet Continued

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

For the year ended 31/12/04 the company was entitled to exception under section 249A (1) of the Companies Act 1985. No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2). The directors acknowledge their responsibility for i) Ensuring the company keeps accounting records which comply with section 221; and ii) Preparing accounts which give a true and fair view of the state of affairs of a company as at the end of its profit and loss for the financial year in accordance with section 226 and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.



.....  
L Curran  
Director