

SWANS HOUSE RESIDENTS COMPANY LIMITED
Company Number 3539468

Registered Office
Flat 2
Swan's House
5 Watchbell Street
Rye
East Sussex TN31 7HA

BALANCE SHEET as at 31st May 2010

Fixed Assets

	£
Freehold Property (1)	3,000

Current Assets

Cash at Bank (2)	11,735
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Creditors (3)

1,650

Net Assets

13,085

Capital & Reserves

Called-up share capital (4)	3
Reserves (5)	12,513
Profit & Loss A/c	569

Shareholder Funds

13,085

NOTES

1. The cost of the freehold reversion of Swan's House, Rye East Sussex TN31 7HA 17th April 1998
2. The cash at bank comprises accumulated service charges and bank interest. This sum is held on trust for the tenants for the time being pursuant to section 42 of the

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Landlord and Tenant Act 1987. A further sum of £935.46 is held by the Company in its bank account but is held absolutely for the leaseholders of Flat 3 Swan's House and thus has not been included in this balance sheet.

3. This is an estimated liability for damage to Flat 1 caused by a leak from a soil pipe servicing all three flats. This liability was incurred in the accounting period and will be paid when the damage is repaired in the next accounting period. The estimate has been accepted by the Company's insurers who have accepted the insurance claim and paid the sum less the Excess of £500 to the Company
4. Three shares of £1 each are in issue
5. This figure includes Reserve (excluding share capital) at the beginning of the accounting reference period) and the cost of the freehold referred to in Note 1.

The accounts have been prepared and delivered in accordance with the small companies' regime set out in Parts 15 and 16 of the Companies Act 2006.

For the year ended 31st May 2010 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

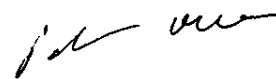
- *The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476,*
- *The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.*

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



Director

14th June 2010



Secretary

SWANS HOUSE RESIDENTS COMPANY LIMITED
Company Number 3539468

Registered Office
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Swan's House
5 Watchbell Street
Rye
East Sussex TN31 7HA

Profit & Loss Account for the Year ended 31st May 2010

Receipts

	£
Service Charges (1)	4,200
Bank interest	6
Insurance (2)	1,150
Gross Receipts	<u>5,356</u>

Expenditure

Annual Return	15
Insurance	1,722
Urgent repairs (2)	604
Maintenance of Yard/roof	796
Total expenditure	<u>3,137</u>
Exceptional item (2)	1,650
<u>Net profit</u> transferred to balance sheet	<u>569</u>

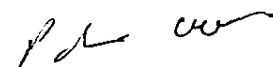
NOTES:

- 1 Service charges are received as capital by the Company as trustee under section 42 of the Landlord & Tenant Act 1987. Actual receipts were £4,550 as Flat 2 paid one quarters charge twice and this was refunded.
2. The soil pipe servicing all three flats was found to be damaged at its base in Flat 1 and the Company arranged for that damage to be repaired. That damage was not covered by insurance. In respect of the damage to the interior to Flat 1 the Company made an insurance claim and the Insurers agreed the estimates of the repair work at £1,650. Having regard to the Excess the Company received £1,150 from their Insurers. The repairs to Flat 1 will be carried out in the next accounting period but the total cost of repair is included as a liability as it has been quantified and incurred though not paid.



Director

14th June 2010



Company Secretary