

Registered number
05415497

St Austin's Court (Warrington) Management Company Limited

Report and Accounts

31 March 2008

A Company Limited by Guarantee



**St Austin's Court (Warrington) Management Company Limited
Company Information**

Directors

F. Charnley
S. Charnley

Secretary

Hertford Company Secretaries Limited

Auditors

Thomas David
6-7 Castle Gate
Castle Street
HERTFORD
Herts
SG14 1HD

Registered office

CPM House
Essex Road
HODDESDON
Herts
EN11 0DR

Registered number

05415497

St Austin's Court (Warrington) Management Company Limited Directors' Report

The directors present their report and accounts for the year ended 31 March 2008.

Principal activities

The principal activity of the company in the year under review consisted of the management and administration, on a non profit making basis, of the communal areas relating to the development on behalf of the property owners, lessees or tenants.

Directors

The following persons served as directors during the year:

F. Chamley
S. Charnley

The company is limited by guarantee and has no share capital. The liability of each member is limited to £25.

Directors' responsibilities

The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The accounts are required by law to give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, 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 accounts 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 that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Companies Act 1985. 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.

**St Austin's Court (Warrington) Management Company Limited
Directors' Report**

Disclosure of information to auditors

So far as each director at the date of approval of this report is aware:

- there is no relevant audit information of which the company's auditors are unaware; and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Small company special provisions

The report of the directors has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the Board of Directors on 17/01/09

Signed on behalf of the Board of Directors F. Charles Company Secretary/Director

St Austin's Court (Warrington) Management Company Limited
Independent auditors' report
to the members of St Austin's Court (Warrington) Management Company Limited

We have audited the accounts of St Austin's Court (Warrington) Management Company Limited for the year ended 31 March 2008 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes. These accounts have been prepared in accordance with the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the accounts in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the accounts give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the accounts.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions with the company is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion:

- the accounts give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the company's affairs as at 31 March 2008 and of its surplus for the year then ended;
- the accounts have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the accounts.



Thomas David
Registered auditors

6-7 Castle Gate
Castle Street
HERTFORD
Herts
SG14 1HD

Dated: 29/01/09

St Austin's Court (Warrington) Management Company Limited
Income and Expenditure Account
for the year ended 31 March 2008

	Notes	2008 £	Period 1/5/2006 to 31/3/2007 £
Income		15,125	13,798
Administration expenses		(13,134)	(9,865)
Operating surplus	2	1,991	3,933
Gross interest receivable		59	90
Surplus on ordinary activities before taxation		2,050	4,023
Tax on surplus on ordinary activities		-	-
Surplus for the financial year		2,050	4,023

St Austin's Court (Warrington) Management Company Limited
Balance Sheet
as at 31 March 2008

	Notes	2008 £	2007 £
Current assets			
Debtors	3	7,242	9,819
Prepayments	4	381	382
Cash at bank and in hand		<u>5,832</u>	<u>9,500</u>
		13,455	19,701
Creditors: amounts falling due within one year			
Creditors	5	(819)	(10,594)
Creditors control account	6	(1,060)	(183)
Accrued expenses	7	<u>(3,453)</u>	<u>(3,851)</u>
		(5,332)	(14,628)
Net assets		<u>8,123</u>	<u>5,073</u>
Represented by:-			
Reserve fund for major works	8	2,050	1,050
Income and expenditure account	9	6,073	4,023
Participators' funds		<u>8,123</u>	<u>5,073</u>

The accounts have been prepared in accordance with the special provisions relating to small companies within Part VII of the Companies Act 1985.

Signed on behalf of the Board of Directors *J. Cherry* - Director
 Approved by the Board of Directors on 17/01/09

St Austin's Court (Warrington) Management Company Limited
Notes to the Accounts
for the year ended 31 March 2008

1 Accounting policies

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Turnover

Turnover represents Maintenance Charges Receivables in respect of communal expenditure in the ordinary course of business. Value Added Tax is not charged thereon.

2 Operating result	2008	2007
	£	£
This is stated after charging:		
Auditors' remuneration	<u>217</u>	<u>204</u>
3 Debtors	2008	2007
(Amounts falling due to the company within one year)	£	£
Maintenance charges in arrears	<u>7,242</u>	<u>9,819</u>
4 Prepayments	2008	2007
(Amounts that have been paid in respect of the next accounting period)	£	£
Insurance premiums	343	382
Sundry expenses	<u>38</u>	<u>-</u>
	<u>381</u>	<u>382</u>
5 Creditors	2008	2007
(Amounts falling due by the company within one year)	£	£
Maintenance charges in advance	<u>819</u>	<u>10,594</u>

St Austin's Court (Warrington) Management Company Limited
Notes to the Accounts
for the year ended 31 March 2008

6 Creditors control	2008	2007
(Amounts owed by the company for expenses incurred during the current accounting period but not yet paid)	£	£
Audit and accountancy fees	387	-
Cleaning, gardening, maintenance and repairs	129	183
Gate/bollard maintenance	544	-
	<u>1,060</u>	<u>183</u>
7 Accrued expenses	2008	2007
(Amounts owed by the company for expenses incurred during the current accounting period but not yet received)	£	£
Audit and accountancy fee	620	592
Cleaning, gardening, maintenance and repairs	541	704
Company secretarial	86	-
Electricity	148	824
Legal and debt collection expenses	327	-
Managing agents fee	1,731	1,731
	<u>3,453</u>	<u>3,851</u>
8 Reserve fund for major works	2008	2007
	£	£
At 1 April 2007	1,050	-
Transfer from income and expenditure account	1,000	1,050
	<u>2,050</u>	<u>1,050</u>
At 31 March 2008	<u>2,050</u>	<u>1,050</u>
9 Income and expenditure account	2008	2007
	£	£
At 1 April 2007	4,023	-
Surplus for the year	2,050	4,023
	<u>6,073</u>	<u>4,023</u>
At 31 March 2008	<u>6,073</u>	<u>4,023</u>

St Austin's Court (Warrington) Management Company Limited

Appendix A

Income and Expenditure Account

for the year ended 31 March 2008

for the information of the directors only

	2008	Period
	£	1/5/2006 to
		31/3/2007
		£
Income	15,125	13,798
Administrative expenses	(13,134)	(9,865)
Operating surplus	<u>1,991</u>	<u>3,933</u>
Gross interest receivable	59	90
Surplus before tax	<u>2,050</u>	<u>4,023</u>

St Austin's Court (Warrington) Management Company Limited
Schedule to the Income and Expenditure Account
for the year ended 31 March 2008
for the information of the directors only

Appendix B

	2008	Period
	£	1/5/2006 to
		31/3/2007
	£	£
Income		
Maintenance charges receivable	14,125	13,798
Reserve fund charges receivable	1,000	-
	<u>15,125</u>	<u>13,798</u>
Administrative expenses		
General administrative expenses:		
Audit and accountancy fees	620	792
Cleaning, garden maintenance & repairs	4,198	2,060
Communal electricity rates	520	824
Company secretarial fees	116	118
Door security/aerial fees	165	-
Gate/bollard maintenance	1,491	-
Insurance premiums	2,102	1,876
Managing agent fees	2,966	2,742
Refuse bins	-	65
Sundry expenses	(44)	338
Reserve fund for major works	1,000	1,050
	<u>13,134</u>	<u>9,865</u>
	<u>13,134</u>	<u>9,865</u>

St Austin's Court (Warrington) Management Company Limited
Balance of Maintenance Charges Summary
for the year ended 31 March 2008
for the information of the directors only

Appendix C

	2008 £	2007 £
Maintenance charges in arrears	<u>7,242</u>	<u>9,819</u>
Maintenance charges in advance	<u>819</u>	<u>10,594</u>

Accountants Report under the Landlord and Tenant Act 1985

(As amended by Landlord and Tenant Act 1987)

St Austin's Court (Warrington) Management Company Limited

We have examined the schedules on Appendix A, B and C as required by the Landlord & Tenant Act 1985 as amended by the Landlord & Tenant Act 1987.

Respective responsibilities of landlord and auditors

The Landlord is responsible for preparing schedules of relevant costs in relation to service charges if requested to do so by a tenant or secretary of a recognised tenant's association. It is our responsibility to form an opinion whether these schedules are a fair summary complying with the requirements of Section 21(5) of the Landlord & Tenant Act 1985 (as amended by the Landlord & Tenant Act 1987) and are sufficiently supported by the accounts, receipts and other documents produced to us.

Opinion

In our opinion, these schedules are a fair summary complying with the requirements of Section 21 (5) of the Landlord & Tenant Act 1985 (as amended by the Landlord & Tenant Act 1987) and are sufficiently supported by accounts, receipts and other documents produced to us.



THOMAS DAVID
Chartered Accountants and Registered Auditors

Dated: 29/01/09