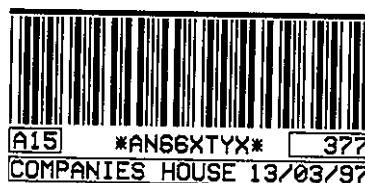


1295075

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT
COMPANY LIMITED
(LIMITED BY GUARANTEE)

REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 1996

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BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED
(LIMITED BY GUARANTEE)
REPORT OF THE COUNCIL OF MANAGEMENT
FOR THE YEAR ENDED 31ST DECEMBER 1996

Registered Office: 144, Holdenhurst Road, Bournemouth, Dorset.

Registered Number: 1295075

The council have pleasure in presenting their report and the accounts for the year ended 31st December 1996.

RESULTS - Surplus for the year

£
5,358

REVIEW OF THE BUSINESS

The principal activity of the company continues to be that of flat management. No developments took place during the year, or are likely to occur in the immediate future.

TANGIBLE FIXED ASSETS

The movements in tangible fixed assets during the year are set out in note 5.

The members of the Council are of the opinion that the present market value of the freehold property held by the company is not less than the cost price at which it is stated in the accounts.

COUNCIL MEMBERS

Persons who were members at any time during the year, were as follows:

M. Syndica-Drummond
I.F. Ball (resigned 29.2.96)
A. Ayton
C.M. Carpenter
L. Tanner (appointed 29.2.96 - resigned 1.12.96)
H. Curtis (appointed 25.11.96)

CLOSE COMPANY

The company is not a close company within the provisions of the Income and Corporation Taxes Act 1988.

AUDITORS

In accordance with section 385 of the Companies Act 1985, a resolution proposing the reappointment of Prince, Croft & Ball as auditors to the company will be put to the annual general meeting.

By Order of the Board


F. Rodker
Secretary

Date: X 4 March 1997 X

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED
(LIMITED BY GUARANTEE)
STATEMENT OF RESPONSIBILITIES OF THE COUNCIL
FOR THE YEAR ENDED 31ST DECEMBER 1996

Company law requires the members of the Council to prepare accounts for each financial year which give a true and fair view of the company's state of affairs at the end of the year and of its surplus or deficit for that period. In preparing those accounts the Council are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to assume that the company will continue in business.

The Council are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to 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 or irregularities.

REPORT OF THE AUDITORS TO THE MEMBERS OF
BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED
(LIMITED BY GUARANTEE)
FOR THE YEAR ENDED 31ST DECEMBER 1996

We have audited the accounts on pages 4 to 12 which have been prepared under the accounting policies set out on page 10.

Respective responsibilities of the Council and auditors

As described on page 2 the members of the company's Council are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

Basis of opinion

We conducted our audit in accordance with Auditing Standards 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 members 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 the information in the accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs as at 31st December 1996 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

11th March 1997

3 Lorne Park Road
Bournemouth


Prince, Croft & Ball
Chartered Accountants
Registered Auditor

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED
(LIMITED BY GUARANTEE)
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST DECEMBER 1996

	£	<u>1996</u>	£	<u>1995</u>
				£
INCOME				
Maintenance Contributions receivable		357,546		294,552
Other income (schedule 1)		6,535		6,306
		<u>364,081</u>		<u>300,858</u>
Less: Expenses				
Budgeted transfer to long term renovation reserve	156,000			64,550
Annual maintenance expenses (schedule 2)	<u>180,012</u>			<u>203,181</u>
		<u>336,012</u>		<u>267,731</u>
SURPLUS BEFORE TAXATION		28,069		33,127
Taxation (Note 4)		<u>1,222</u>		<u>1,187</u>
SURPLUS FOR THE YEAR		<u>26,847</u>		<u>31,940</u>
LONG TERM RENOVATION RESERVE				
Reserve brought forward		<u>73,740</u>		<u>78,822</u>
Expenditure in year (schedule 3)		177,489		<u>101,572</u>
Transfer from maintenance contributions above	156,000			64,550
Surplus on annual maintenance	<u>26,847</u>			<u>31,940</u>
		<u>182,847</u>		<u>96,490</u>
Surplus (deficit) for year		<u>5,358</u>		<u>(5,082)</u>
Reserve carried forward		<u>79,098</u>		<u>73,740</u>

The income and expenditure account and renovation reserve account contain all the gains and losses recognised in the current and preceding year.

The notes on pages 10 to 12 form part of these accounts.

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED

(LIMITED BY GUARANTEE)

DETAILS OF OTHER INCOME

FOR THE YEAR ENDED 31ST DECEMBER 1996

SCHEDULE 1

	<u>1996</u>	<u>1995</u>
	£	£
<u>OTHER INCOME</u>		
Bank interest receivable (Note 3)	4,756	4,643
Ground rents receivable	290	290
Late payment penalties	931	739
Garage insurance	558	634
	<hr/>	<hr/>
	6,535	6,306
	<hr/>	<hr/>

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED

(LIMITED BY GUARANTEE)

DETAILS OF EXPENDITURE

FOR THE YEAR ENDED 31ST DECEMBER 1996

SCHEDULE 2

	<u>1996</u> <u>£</u>	<u>1995</u> <u>£</u>
EQUIPMENT REPLACEMENT/DEPRECIATION		
Equipment depreciation	<u>35</u>	<u>526</u>
PROPERTY REPAIRS/MAINTENANCE		
Repairs (Net of insurance claims of £5,428)	8,924	10,614
Plant repairs and maintenance	3,764	4,655
Lift maintenance	20,783	38,969
Fire extinguishers	456	220
Cleaning materials	1,216	1,306
Light bulbs and fittings	1,728	1,625
Window Cleaning	910	180
	<u>37,781</u>	<u>57,569</u>
UTILITIES/SERVICES		
Gas - hot water	11,437	16,457
Water services charge	19,986	19,959
Entryphone	3,793	3,456
Electricity	9,696	8,528
Gas	1,578	1,874
Water softener	815	415
Telephone	552	513
	<u>47,857</u>	<u>51,202</u>
GARDENS		
Materials and sundries	-	34
Contractor's labour and materials	9,001	9,208
	<u>9,001</u>	<u>9,242</u>

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED**(LIMITED BY GUARANTEE)****DETAILS OF EXPENDITURE****FOR THE YEAR ENDED 31ST DECEMBER 1996****SCHEDULE 2 (CONTINUED)**

	<u>1996</u> £	<u>1995</u> £
STAFF (Note 2)		
Porterage - labour and N.I.C.	37,431	34,836
Council Tax - caretakers' flats	516	548
Cleaners' wages and N.I.C.	5,204	4,766
Property maintenance - labour and N.I.C.	4,363	4,115
	<u>47,514</u>	<u>44,265</u>
INSURANCE		
Terrorism, fire and explosion	417	495
Buildings insurance	11,304	13,091
Directors and officers liability	999	718
All risks - money policy	102	102
Engineering insurance	1,666	1,709
Legal expenses	905	895
	<u>15,393</u>	<u>17,010</u>
PROFESSIONAL SERVICES		
Legal and professional expenses	3,246	3,511
Audit and accountancy fees	2,526	2,468
Managing agent's fees	11,398	11,671
	<u>17,170</u>	<u>17,650</u>
GENERAL EXPENSES		
Pest control	560	902
Royal mail collection	840	800
Printing and stationery	82	13
Parking licence fee	3,300	3,100
Sundries	447	902
Bank charges	32	-
	<u>5,261</u>	<u>5,717</u>
TOTAL EXPENSES	<u>180,012</u>	<u>203,181</u>

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED

(LIMITED BY GUARANTEE)

DETAILS OF RENOVATIONS EXPENDITURE

FOR THE YEAR ENDED 31ST DECEMBER 1996

SCHEDULE 3

	<u>1996</u> £	<u>1995</u> £
DETAILS OF RENOVATIONS EXPENDITURE		
Surveyor's fees	13,822	8,407
Balcony and courtyard works	16,432	-
Exterior redecorating	147,235	93,165
	<hr/>	<hr/>
	177,489	101,572
	<hr/>	<hr/>

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED

(LIMITED BY GUARANTEE)

BALANCE SHEET

AT 31ST DECEMBER 1996

	<u>1996</u>	<u>1995</u>
	£	£
FIXED ASSETS		
Tangible Assets (Note 5)	116,846	116,881
CURRENT ASSETS		
Debtors - maintenance and renovations	6,426	7,750
- other	-	49
Payments in advance	15,880	3,254
Bank - business account	4,756	14,962
- business reserve	3,058	4,154
- capital reserve account 1	53,826	53,984
- capital reserve account 2	27,725	14,685
Cash in hand	50	50
	<u>111,721</u>	<u>98,888</u>
CREDITORS - amounts falling due within one year		
Maintenance, etc. paid in advance	8,371	8
Creditors and accrued charges	12,313	12,205
Corporation tax payable	1,332	1,343
Taxation and social security	884	1,904
	<u>22,900</u>	<u>15,460</u>
NET CURRENT ASSETS	88,821	83,428
NET ASSETS	<u>205,667</u>	<u>200,309</u>
Represented by:		
RESERVES		
Freehold contributions as at 1st January 1996	126,569	126,569
Long term renovation reserve	79,098	73,740
MEMBERS' FUNDS	<u>205,667</u>	<u>200,309</u>

Approved by the Council and signed on
its behalf by:

Member


C.M. Carpenter

Date:

 4th March 1997

The notes on pages 10 to 12 form part of these accounts.

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED

(LIMITED BY GUARANTEE)

NOTES TO ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 1996

1. ACCOUNTING POLICIES

a) BASIS OF ACCOUNTING

The accounts are prepared under the historical cost convention.

b) DEPRECIATION OF TANGIBLE ASSETS

Equipment is depreciated over its estimated useful life of 5 years. No depreciation is provided on the freehold property. It is the company's policy to maintain this property in a continual state of sound repair and to extend and make improvements thereto from time to time and accordingly the members of the council consider that the life of this asset is so long and residual values (based on prices prevailing at the time of acquisition or subsequent valuation) is so high, that its depreciation is insignificant.

c) CASH FLOW STATEMENT

As permitted by Financial Reporting Standard No.1 the company has not produced a cash flow statement on the grounds that it has satisfied the conditions exempting it as a small company.

2. STAFF COSTS AND NUMBERS

The average number of employees during the year (excluding members of the council) was 6 (1995 - 7).

The cost of employing these persons was:

	<u>1996</u>	<u>1995</u>
	£	£
Wages	41,664	42,013
National Insurance	2,266	2,252
	<u> </u>	<u> </u>
	* 43,930	44,265
	<u> </u>	<u> </u>

*This does not include monies paid to Bournemouth Cleaning Services during year of £3,584.

BATH HILL COURT (BOURNEMOUTH) MANAGEMENT COMPANY LIMITED
(LIMITED BY GUARANTEE)
NOTES TO ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 1996

3. BANK INTEREST RECEIVABLE	<u>1996</u> £	<u>1995</u> £
Income and expenditure account:		
Royal Bank of Scotland - renovations account	-	204
National Westminster Bank - Business Reserve	190	279
National Westminster Bank - Capital Reserve 1	3,026	2,891
National Westminster Bank - Capital Reserve 2	1,540	1,269
	<u>4,756</u>	<u>4,643</u>

4. TAXATION	<u>1996</u> £	<u>1995</u> £
Corporation tax on interest and garage and flat ground rents received at 25%	1,222	1,233
Over-reserve of corporation tax last year	-	(46)
	<u>1,222</u>	<u>1,187</u>

5. TANGIBLE FIXED ASSETS

	<u>Freehold</u> £	<u>Equipment</u> £	<u>Total</u> £
Cost:			
31st December 1996	116,740	5,072	121,812
Depreciation:			
1st January 1996	-	4,931	4,931
Provision for year	-	35	35
31st December 1996	-	4,966	4,966
Net book values:			
31st December 1996	<u>116,740</u>	<u>106</u>	<u>116,846</u>
31st December 1995	<u>116,740</u>	<u>141</u>	<u>116,881</u>