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THE CONIFERS (TEDDINGTON)
RESIDENTS ASSOCIATION LIMITED
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 1996



NOTICE OF THE THIRTEENTH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the THIRTEENTH ANNUAL GENERAL MEETING of the Shareholders of the above-named Company will be held at THE LION PUBLIC HOUSE, STABLE ROOM, WICK ROAD, TEDDINGTON ON TUESDAY 23rd JULY 1996 AT 8.00pm

A G E N D A

- (1) To receive consider and adopt the Accounts for the year ended 31st March 1996 and the Directors' Report thereon.
- (2) To elect Directors.
- (3) To appoint Auditors.
- (4) Any other business.

Dated this.4th July 1996

A.C. MEARS - SECRETARY

2 Conifers Close,
Kingston Road,
TEDDINGTON,
Middlesex.

NOTE: A member entitled to attend and vote at the above Meeting may appoint a proxy to attend and vote on his behalf, and such proxy need not also be a Member of the Company.

REPORT OF THE DIRECTORS

The Directors present their report and the financial statements for the year ended 31st March 1996.

PRINCIPAL ACTIVITY

The principal activity is to supervise the management of the property at Conifers Close for the mutual benefit of the Leaseholders.

RESULTS	1996	1995
Surplus for the year	1,643	4,490
Transfer to Provision - General Maintenance	<u>£1,643</u>	<u>£4,490</u>

DIRECTORS

The following held office as Directors during the year:

- Mrs A C Mears
- V J O'Sullivan
- Miss L R Marschall
- M J Washington - Resigned 13.6.95
- Ms C.J. Gibb
- R J Dagwell - Appointed 13.6.95


Each Director holds one Share of £10 in the Company.

AUDITORS

The Company was entitled to audit exemption under Section 249(A)(1) of the Companies Act 1985 and the Financial Statements have therefore not been audited.

The Auditors, Messrs. Pridie Brewster, Chartered Accountants, are willing to continue in office, and a motion for their re-appointment will be put before the Annual General Meeting.

BY ORDER OF THE BOARD


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ALICE CATHERINE MEARS - SECRETARY
4th July 1996

REGISTERED OFFICE

29-39 London Road
Twickenham
Middlesex TW1 3SZ

BALANCE SHEET AT 31ST MARCH 1996

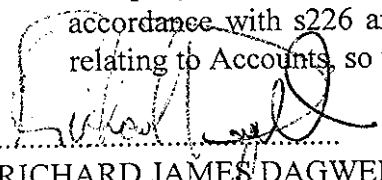
	NOTE	1996	1995
FIXED ASSETS			
TANGIBLE ASSETS			
Head Lease (subject to 24 Underleases) on Nos. 1-24 (inclusive) Conifers Close, Kingston Road, Teddington, Middlesex. At cost			
		-	-
CURRENT ASSETS			
Debtors and Prepayments	1	640	658
Investment in Building Society		14,644	13,777
Cash at Bank		3,548	3,726
		<u>18,832</u>	<u>18,161</u>
CREDITORS - due within one year	2	3,206	4,178
		<u>15,626</u>	<u>13,983</u>
NET CURRENT ASSETS			
		<u>15,626</u>	<u>13,983</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>15,626</u>	<u>13,983</u>
PROVISION FOR LIABILITIES	3	15,386	13,743
		<u>£240</u>	<u>£240</u>
NET ASSETS			
		<u>£240</u>	<u>£240</u>
EQUITY SHAREHOLDERS' FUND			
	8		
Called up Share Capital Authorised, Issued and Fully Paid 24 Ordinary Shares of £10 each			
		<u>£240</u>	<u>£240</u>

We confirm that:

- the Company was entitled for the year ended 31st March 1996 to audit exemption under Section 249(A)(1) of the Companies Act 1985 (The Act).
- no notice has been deposited under Section 249(B)(2) of the Act requiring an audit of the Accounts for the year.

We acknowledge our responsibilities for:

- ensuring that the Company keeps accounting records which comply with Section 221 of the Act
- preparing Accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its surplus for the financial year in accordance with s226 and which otherwise comply with the requirements of this Act relating to Accounts, so far as applicable to the Company.


 RICHARD JAMES DAGWELL
 4th July 1996

THE CONIFERS (TEDDINGTON) RESIDENTS ASSOCIATION LIMITED**4****REVENUE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 1996**

	NOTE	1996	1995
REVENUE			
Ground Rents		600	600
Maintenance Contributions		13,680	12,720
Other Income - Interest	6	516	435
- Corporation Tax		(129)	(109)
- late payment charges		47	82
		<hr/>	<hr/>
		14,714	13,728
EXPENDITURE			
Head Rent		600	600
Maintenance of Property	4	11,127	7,134
Administrative Costs	5	1,344	1,504
		<hr/>	<hr/>
		13,071	9,238
OPERATING SURPLUS ON ORDINARY ACTIVITIES		1,643	4,490
TRANSFER TO PROVISION			
General Maintenance		<u>£1,643</u>	<u>£4,490</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 1996

1. DEBTORS AND PREPAYMENTS	1996	1995
Ground Rent, Maintenance Contributions and late payments/charges	40	58
Head Rent	600	600
	<u>£640</u>	<u>£658</u>
	<u>=====</u>	<u>=====</u>
2. CREDITORS - due within one year		
Ground Rent and Maintenance Contributions	1,979	2,581
Cleaning	520	349
Electricity	41	44
Accountancy and Administrative Fees	441	646
Stationery	-	22
Gardening	138	279
Petty Cash Overdrawn	87	84
Repairs	-	173
	<u>£3,206</u>	<u>£4,178</u>
	<u>=====</u>	<u>=====</u>
3. PROVISION FOR LIABILITIES	General Maintenance	
At 1st April 1995	13,743	
Transfer from Revenue Account	1,643	
	<u>-----</u>	
At 31st March 1996	<u>£15,386</u>	
	<u>=====</u>	
4. MAINTENANCE OF PROPERTY	1996	1995
Electricity	145	166
Cleaning	1,408	1,234
Gardening	2,125	1,793
Container Hire	192	192
General Repairs	709	415
Insurance	658	551
Drains & Gutters	-	970
Water main and ball valves	-	860
Fence Repairs	-	103
Lighting	120	320
Repair - sewers	-	255
Parking Bays signs	-	275
Replacement of Doors	5,770	-
	<u>£11,127</u>	<u>£7,134</u>
	<u>=====</u>	<u>=====</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 1996

5. ADMINISTRATIVE COSTS	1996	1995
Postage, Stationery Telephone etc.	86	173
Filing Fee	18	32
Administration Fee	822	822
Accountancy Fee	259	235
Bank Charges	159	154
Legal Advice	-	88
	<u>£1,344</u>	<u>£1,504</u>

6. TAXATION

The Company is a mutual trading Company within the definition of Section 486 I.C.T.A. 1988. There is no liability to tax on income other than investment income which is charged to Corporation Tax at a rate of 25%. The Corporation Tax charged on Investment Income for the year is £129 (1994 £109).

7. ACCOUNTING POLICIES

- a) The Accounts are prepared under the historical cost convention.
- b) The Accounts are prepared in accordance with applicable accounting standards
- c) The Company qualifies as a small Company under the requirements of Financial Reporting Standard 1 and therefore does not have to produce a cash flow statement.

8. EQUITY SHAREHOLDERS' FUNDS**Reconciliation of movement in Shareholders' Funds**

	1996	1995
Surplus of Income over Expenditure	1,643	4,490
Transfer to provision for liabilities	(1,643)	(4,490)
	<u>-</u>	<u>-</u>
Net Addition/(Reduction) in Shareholders' Funds	-	-
Opening Shareholders' Funds	240	240
	<u>£240</u>	<u>£240</u>
Closing Shareholders' Funds	<u>£240</u>	<u>£240</u>