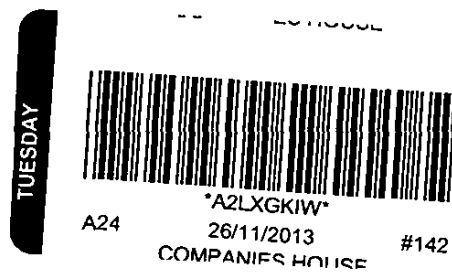


Cottar

Registered in England
No 2063507

DEANSBROOK (BURNT OAK) NO.1
RESIDENTS COMPANY LIMITED

ACCOUNTS FOR THE
YEAR ENDED 30 JUNE 2013



DEANSBROOK (BURNT OAK) NO.1 RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS

The Directors submit their Report and the accounts of the Company for the year to 30 June 2013

Activities of the company

The Company was formed to acquire the freehold title to the land forming part of the Deansbrook development in Burnt Oak, Edgware, in the London Borough of Barnet, to grant leases of the 54 flats thereon and to manage, administer and maintain the land, buildings and property forming part of the development, which is the Company's main activity. The Company now owns the freehold of this land and the leases of the said 54 flats. There has been no change in its activities.

Results

Income from service charges amount to £54,000 (2012 £53,966). Other income amounted to £39 (2012 £23). Expenditure incurred and provided for the amount to £50,533 (2012 £47,317), giving rise to surplus of £3,506 (2012 £6,672) which has

Directors and their interests

The following were directors of the company during the year

R Forage	9 Lords Court
M Sharpe	4 Deepfield Court
D Meisels	4 Maiden Court

Throughout the year each director or her/his family interests held beneficially a single share in the company

Accountants

There is no requirement for the company to have an audit, but the directors have appointed Harris Sacker Associates to assist them with the preparation of the accounts

Directors responsibilities for the preparation of accounts

The directors are required by Companies Act 2006 to prepare financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit or loss for the period. In preparing the financial statements, the directors ensure that applicable accounting standards have been followed and that appropriate accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates, have been used.

The directors are also responsible for maintaining adequate records and for ensuring that an appropriate system of internal control is in operation to provide them with reasonable assurance that the assets of the company are properly safeguarded and that fraud and other irregularities will be prevented or detected.

Small Company Rules

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies. It was approved by the board on 11/11/13 and signed on its behalf


D Meisels
Director

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE
UNAUDITED ACCOUNTS OF
DEANSBROOK (BURNT OAK) NO.1 RESIDENTS COMPANY LIMITED

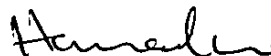
In accordance with the engagement letter dated 26 November 2012, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise of the profit and loss account, balance sheet and related notes from the accounting records and information and explanations you have given us

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so and state those matters that we agreed to state to them in this 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 Board of Directors, as a body, for our work on this report.

We have carried out this engagement in accordance with technical guidance issued by the Association of Chartered Certified Accountants and have complied with ethical guidance laid down by the Association relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 30 June 2013 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not express any opinion on the financial statements.



HARRIS SACKER ASSOCIATED LIMITED
CHARTERED CERTIFIED ACCOUNTANTS

5 The Squirrels
Bushey
Herts
WD23 4RT

DEANSBROOK (BURNT OAK) NO.1 RESIDENTS COMPANY LIMITED

BALANCE SHEET

AS AT 30 JUNE 2013

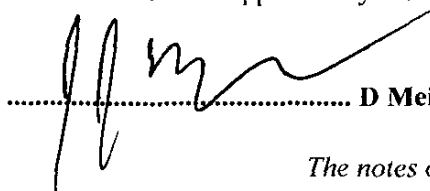
	<u>Notes</u>	<u>2013</u> £	<u>2012</u> £
Assets			
Current Assets			
Prepayments		11,124	6,320
Service charges due		2,993	19,335
Other Debtors		375	2,920
Cash at bank		<u>79,269</u>	<u>62,448</u>
		93,761	91,023
Current Liabilities			
Creditors due within 1 year	3	<u>4,144</u>	<u>4,912</u>
Net Current Assets		<u>89,617</u>	<u>86,111</u>
Capital			
Share Capital	4	270	270
Share premium account		1,350	1,350
Reserves	5	<u>87,997</u>	<u>84,491</u>
		<u>89,617</u>	<u>86,111</u>

Statement by the directors to the members

These annual accounts have not been audited because the company is entitled to the exemption provided by S 477 Companies Act 2006 and its members have not required the company to obtain an audit of these accounts in accordance with S 476. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records that comply with SS 386 and 387 Companies Act 2006. The directors also acknowledge their responsibilities for preparing accounts which give a true and fair view of the state of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with SS394 and 395 Companies Act 2006, and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the company.

The accounts have been prepared in accordance with the special provision of part 15 of the Companies Act 2006 relating to small companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The accounts were approved by the board of directors on 1/11/2013 and signed on its behalf


..... **D Meisels Director**

The notes of page 5 form part of these financial statements

DEANSBROOK (BURNT OAK) NO.1 RESIDENTS COMPANY LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2013

	<u>2013</u>	<u>2012</u>
	£	£
Income		
Service Charges	54,000	53,966
Gross Interest less corporation tax	39	23
	<u>54,039</u>	<u>53,989</u>
Expenditure		
Administration	141	139
Accountancy	700	800
Insurance - Buildings & Directors	14,502	13,131
General building maintenance	7,574	5,936
Cleaning windows and internal areas	7,076	6,701
Door entry system maintenance	-	984
Electricity	2,666	1,929
Garden maintenance	7,601	7,225
Secretary/Manager	9,990	9,922
Professional	142	641
Bank Charges	141	140
Pest Control	-	400
Miscellaneous	-	(631)
	<u>50,533</u>	<u>47,317</u>
Surplus for the year	<u>3,506</u>	<u>6,672</u>

The notes on page 5 form part of these financial statements

DEANSBROOK (BURNT OAK) NO.1 RESIDENTS COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

1 Accounting policies

Basis of Accounting

The financial statements are prepared under the historical cost convention and in accordance with Financial Reporting Standard for Smaller Entities (effective April 2008)

2 Taxation

No taxation arises in respect of the results for the year

	<u>2013</u> £	<u>2012</u> £
3 Creditors due within one year		
Accrued expenditure	4,144	4,898
Corporation tax	-	14
	<u>4,144</u>	<u>4,912</u>
4 Share Capital		
Authorised 65 Ordinary shares of £5 each	<u>325</u>	<u>325</u>
Issued and fully paid 54 Ordinary shares of £5 each	<u>270</u>	<u>270</u>
5 Reserves		
Reserved brought forward	84,491	77,819
Surplus for the year	<u>3,506</u>	<u>6,672</u>
	<u>87,997</u>	<u>84,491</u>