

REPORT OF THE DIRECTORS**FOR THE YEAR ENDED 30th NOVEMBER 2009**

The Directors submit their report and the accounts for the Company for the year ended 30th November 2009

1. The principal activity of the Company was management of the common parts of Leasehold Property known as "Flats 1-12 Rugby Lodge, Courtlands Drive, Watford" on behalf of its Lessees
2. The Results for the year are shown in the attached accounts.
3. The Directors recommend that no dividend be paid in respect of the year
4. The Company does not possess any Fixed Assets, except the Lease of the Common Parts that had a nil cost
5. The Directors who served throughout the year and held one share each were:-

Mr Paul Hardwich
Ms Lauren Ware (née Welstead)
Ms Isobel Wiggins
Mr Damian Zlotnick

TUESDAY



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18/05/2010
COMPANIES HOUSE

6. The Accountants Messrs C Anthony Wood & Co (Chartered Certified Accountants) have notified their willingness to continue in office
7. The Directors have taken advantage of the exemptions in S.477 of the Companies Act 2006 removing the need for an Audit and the Accounts have an Independent Examining Accountants' Report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

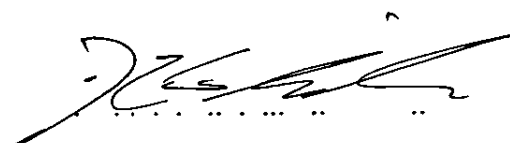
Company Law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit and loss of the Company for that period. In preparing the financial statements, the Directors are required to:

1. Select suitable accounting policies and apply them consistently
2. Make judgements and estimates that are reasonable and prudent
3. Prepare the financial statements on a going concern basis when it is appropriate to presume that the Company will continue in existence

The Directors 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 financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors' report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime in Part 15 of the Companies Act 2006

BY ORDER OF THE BOARD



D. ZLOTNICK

Registered Office:

25, Glover Road,
Pinner,
Middlesex HA5 1LQ

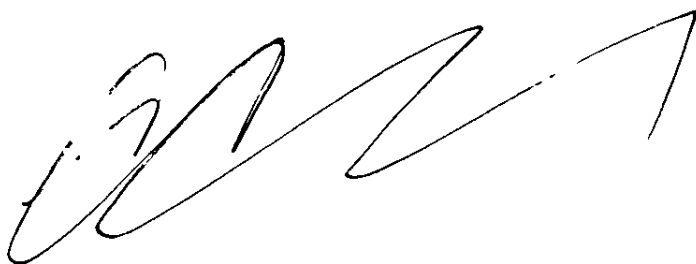
30 April, 2010

COURTLANDS DRIVE WATFORD MANAGEMENT LIMITED

INDEPENDENT EXAMINING ACCOUNTANTS' REPORT

**Accountants' Report on the unaudited accounts to the directors of
COURTLANDS DRIVE WATFORD MANAGEMENT LIMITED**

As described in the Directors Report you are responsible for the preparation of the accounts for the year ended 30th November 2009 and you consider that the Company is exempt from an audit under section 477 of the Companies Act 2006. In accordance with your instructions, we have compiled these unaudited accounts in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us and certify them to be in accordance therewith.



C. ANTHONY WOOD & CO.
Chartered Certified Accountants

25, GLOVER ROAD,
PINNER,
MIDDLESEX HA5 1LQ

Tel 020-8866-8232
Fax 020-8868-4670

30 April, 2010.

COURTLANDS DRIVE WATFORD MANAGEMENT LIMITED

BALANCE SHEET

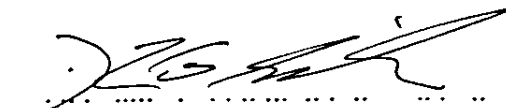
AS AT 30th NOVEMBER 2009

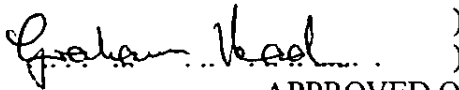
<u>2008</u>		<u>2009</u>
	<u>CURRENT ASSETS</u>	
12,877	Cash at Bank and in Hand	9,660 02
1,649	<u>LESS CURRENT LIABILITIES falling due within one year (Note 4)</u>	1,716 96
<u>£11,228</u>		<u>£7,943 06</u>
	Represented by <u>SHARE CAPITAL</u>	
	Authorised £12	
12	Issued, Allotted and Fully Paid Ordinary Shares of £1 each	12.00
11,371	<u>REPAIRS AND REDECORATION RESERVE (Note 6)</u>	7,971.35
	<u>INCOME AND EXPENDITURE ACCOUNT</u>	
(155)	SURPLUS(DEFICIT) per attached account	(40.29)
<u>£11,228</u>		<u>£7,943.06</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime in Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

For the financial year ended 30th November 2009 the company was entitled to exemption from audit under S.477 of the Companies Act 2006 and no members have deposited a notice under S 476 requiring an audit

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with S.386 of the Act and for 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 result for the financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company


D ZLOTNICK) DIRECTORS


G NEAP)

APPROVED ON 30 APRIL 2010

G NEAP

COURTLANDS DRIVE WATFORD MANAGEMENT LIMITED

NOTES TO ACCOUNTS

YEAR ENDED 30th NOVEMBER 2009

1. ACCOUNTING POLICIES:

- a) The accounts have been prepared in accordance with the Historical Cost Convention and in accordance with the FRSSE for Small Entities (effective April 2008) The accounts are prepared in accordance with applicable UK accounting standards (UKGAAP) which have been applied consistently.
- b) Contributions are taken to Income and Expenditure Account when received
- c) Expenses are chargeable equally to all Lessees.
- d) The Company has taken advantage of the exemption in FRSSE from producing a Cash Flow Statement on the grounds it is a small company.

2 TAXATION

Taxation is payable only on any Bank Interest Received as the Company is not trading with a view to profit

3 DIRECTORS' REMUNERATION No remuneration is paid to the Directors

4 CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2009</u>	<u>2008</u>
Accountancy	681 50	655
Electricity	35 00	30
Garden Maintenance	161 00	161
Taxation	90.71	91
Managing Agents Fees	575 00	587
Sundries	40 25	61
Cleaning and Repairs	133 50	64
	<u>£1,716.96</u>	<u>£1,649</u>

5. FIXED ASSETS The Company does not possess any Fixed Assets, except for the Lease of the Common Parts that had a nil cost

6 REPAIRS & REDECORATION RESERVE

	<u>2009</u>	<u>2008</u>
Balance brought forward 1.12.08	11,371.35	7,221
Transfer from income & expenditure account	4,200 00	4,150
Expenditure during year – Internal & External Redecorations	(7,600 00)	-
Balance carried forward 30 11 09	<u>£7,971 35</u>	<u>£11,371</u>

7 POST BALANCE SHEET EVENTS & CONTINGENT LIABILITIES:

The Directors are not aware of any material items which require disclosure

COURTLANDS DRIVE WATFORD MANAGEMENT LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30th NOVEMBER 2009

<u>2008</u>			<u>2009</u>
	<u>INCOME</u>		
12,780	Contributions Received		12,980 00
45	Bank Interest Received		1.81
<u>12,825</u>			<u>12,981 81</u>
	<u>LESS EXPENSES</u>		
1,819	Insurance	1,819 39	
428	Electricity	418 87	
1,865	Garden Maintenance	2,461 00	
1,644	Cleaning and Repairs	926 15	
78	Sundries	72 50	
655	Accountancy	681 50	
-	Directors' Remuneration (Note 3)	-	
2,350	Managing Agents Fees	2,287.50	
<u>8,839</u>			<u>8,666 91</u>
3,986	<u>SURPLUS(DEFICIT) FOR YEAR</u>		<u>4,314 90</u>
9	<u>LESS TAXATION</u> (Note 2)		-
<u>3,977</u>	<u>GROSS SURPLUS(DEFICIT) FOR YEAR</u>		<u>4,314 90</u>
4,150	<u>TRANSFER TO REPAIRS AND REDECORATION</u> <u>RESERVE</u> (Note 6)		4,200 00
(173)	NET SURPLUS(DEFICIT) FOR YEAR		<u>114 90</u>
18	<u>ADD SURPLUS(DEFICIT)</u> at 01 12.08		(155 19)
<u>(£155)</u>	<u>SURPLUS(DEFICIT)</u> carried forward 30 11 09		<u>(£40.29)</u>

- A. THE ATTACHED NOTES FORM AN INTEGRAL PART OF THESE ACCOUNTS
- B. NONE OF THE COMPANY'S ACTIVITIES WERE ACQUIRED OR DISCONTINUED DURING THE ABOVE TWO FINANCIAL YEARS
- C. THE COMPANY HAS NO RECOGNISED GAINS OR LOSSES OTHER THAN THE RESULTS FOR THE ABOVE TWO FINANCIAL YEARS.