

Registration Number 1134490

Roskeen Court Management (Wimbledon) Limited

Council Officers' Report and Financial Statements

for the year ended 31 December 1998



Roskeen Court Management (Wimbledon) Limited

Company Information

Council Members	R.W. Cayless A.G. Thorogood J.F. McMeeken S. McQuibban	Resigned 31 December 1998 Appointed 18 May 1998
Secretary	Alfreda Thorogood	
Company Number	1134490	
Registered Office	St. Christopher's House Tabor Grove London SW19 4EX	
Auditors	Henry Reeves & Son 20 Gabriel's Hill Maidstone Kent ME15 6JH	
Business Address	St. Christopher's House Tabor Grove London SW19 4EX	
Bankers	National Westminster Bank plc P.O. Box 399 40 Whitgift Centre Croydon, Surrey CR9 3QB	
Solicitors	Gregsons St. Christopher's House Tabor Grove, London SW19 4EX	

Roskeen Court Management (Wimbledon) Limited

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Roskeen Court Management (Wimbledon) Limited

**Council Officers' Report
for the year ended 31 December 1998**

The council officers present their report and the financial statements for the year ended 31 December 1998.

Principal Activity

The principal activity of the company is to deal with the Property Management affairs of Roskeen Court, Arterberry Road, Wimbledon.

Share Capital

The Company does not have a Share Capital and is Limited by Guarantee.

Council Officers'

The council officers' who served during the year were R.W. Cayless, A.G. Thorogood, J.F. McMeeken, and S. McQuibban.

Council Officers' Responsibilities

Company law requires the council officers to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that year. In preparing these the council officers required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The council officers' 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 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.

Auditors

In accordance with Section 385 of the Companies Act 1985, a resolution proposing that Henry Reeves & Son be reappointed as auditors of the company will be put to the Annual General Meeting.

This report is 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 on 23 March 1999 and signed on its behalf by

**Alfreda Thorogood
Secretary**

Alfreda C Thorogood

Roskeen Court Management (Wimbledon) Limited

Auditors' Report to the Members of Roskeen Court Management (Wimbledon) Limited

We have audited the financial statements on pages 3 to 7 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities, under the historical cost convention and the accounting policies set out on page 6.

Respective responsibilities of council officers and auditors

As described on page 1 the company's council officers' are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements 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 financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

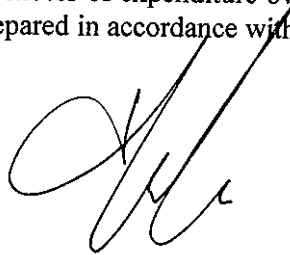
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error.

In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 1998 and of its excess of expenditure over tenants' contributions receivable for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Henry Reeves & Son



**Chartered Certified Accountants and
Registered Auditor**

**20 Gabriel's Hill
Maidstone
Kent
ME15 6JH**

25 March 1999

Roskeen Court Management (Wimbledon) Limited

**Tenants' General Maintenance Account
for the year ended 31 December 1998**

	1998	1997
	£	£
Contributions receivable	17,840	17,640
Registration fees	47	(37)
Deposit interest received	295	299
	<u>18,182</u>	<u>17,902</u>
Expenses		
Water rates	294	271
Electricity	1,358	1,444
Gardening	2,503	2,434
Tree surgery	249	490
Repairs & renewals:		
Roof repairs	6,144	2,590
Electrical repairs	845	638
New fire extinguishers	-	92
General maintenance	765	860
Entryphone maintenance	47	54
Exterior painting	-	4,390
Interior painting	3,175	-
Fencing repairs	235	-
Lift maintenance	1,695	1,250
Lift inspection service	331	331
General cleaning	159	153
Window cleaning	600	600
Buildings insurance	1,971	1,971
Directors insurance	303	-
Insurance reinstatement valuation	176	-
Auditors' remuneration and costs	803	781
Printing, postage, and stationery	37	70
Sundry expenses	65	33
Total expenses	<u>21,755</u>	<u>18,452</u>
Excess of expenditure over contributions receivable	(3,573)	(550)
Surplus contributions brought forward	12,596	13,147
Balance carried forward	<u><u>9,023</u></u>	<u><u>12,597</u></u>

The notes on pages 6 to 7 form an integral part of these financial statements.

Roskeen Court Management (Wimbledon) Limited

**Tenants' Dilapidations Account
for the year ended 31 December 1998**

	1998	1997
	£	£
Contributions receivable	7,560	7,560
Building society interest received	1,449	1,100
	<u>9,009</u>	<u>8,660</u>
Expenses		
Lighting	405	-
Purchase of carpets	8,637	-
Lifts lighting	<u>2,693</u>	<u>-</u>
Total expenses	<u>11,735</u>	<u>-</u>
Excess of expenditure over contributions receivable	(2,726)	8,660
Surplus brought forward	35,768	27,108
Balance carried forward	<u><u>33,042</u></u>	<u><u>35,768</u></u>

The notes on pages 6 to 7 form an integral part of these financial statements.

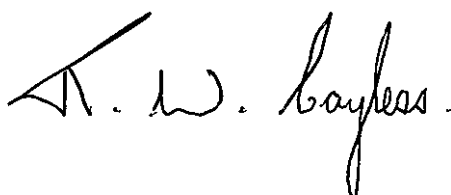
Roskeen Court Management (Wimbledon) Limited

**Balance Sheet
as at 31 December 1998**

	Notes	1998 £	1997 £
Fixed Assets			
Tangible assets		4,554	4,554
Current Assets			
Debtors	2	500	444
Cash at bank and in hand		43,554	48,791
		<u>44,054</u>	<u>49,235</u>
Creditors: amounts falling due within one year	3	<u>(1,989)</u>	<u>(871)</u>
Net Current Assets		42,065	48,364
Total Assets Less Current Liabilities		46,619	52,918
Provision for Liabilities and Charges	5	(42,065)	(48,364)
Net (Liabilities)/Assets		<u>4,554</u>	<u>4,554</u>
Capital and Reserves			
Capital Reserve		4,554	4,554
Shareholders' Funds		<u>4,554</u>	<u>4,554</u>

The financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities.

The financial statements were approved by the Board on 23rd March 1999 and signed on its behalf by



R.W. Cayless
Director



A.G. Thorogood
Director

The notes on pages 6 to 7 form an integral part of these financial statements.

Roskeen Court Management (Wimbledon) Limited

**Notes to the Financial Statements
for the year ended 31 December 1998**

1. Accounting Policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The company has taken advantage of the exemption in FRS1 from the requirement to produce a cashflow statement because it is a small company.

1.2 Tangible fixed assets and depreciation

No depreciation is provided on freehold land and buildings. It is the company's policy to maintain the buildings in such a condition that the value is not impaired by the passage of time. As a consequence any element of depreciation would, in the opinion of the Council, be immaterial and no provision has been made.

1.3 Provisions

Provision is made for liabilities or loss which are likely to be incurred or certain to be incurred but the amount or the date on which it will arise is uncertain.

2. Tangible fixed assets

	Land and buildings freehold	Total
	£	£
Cost		
At 1 January 1998		
At 31 December 1998	4,554	4,554
Net book values		
At 31 December 1998	4,554	4,554
At 31 December 1997	4,554	4,554

3. Debtors

	1998	1997
	£	£
Prepayments and accrued income	500	444

Roskeen Court Management (Wimbledon) Limited

**Notes to the Financial Statements
for the year ended 31 December 1998**

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4. Creditors: amounts falling due within one year	1998 £	1997 £
Other creditors	1,218	138
Accruals and deferred income	771	733
	<u>1,989</u>	<u>871</u>

5. Tenants' Contributions for the year ended 31 December 1998

General Maintenance - 21 Flats @ £840	17,640
General Maintenance - 1 Flat @ £200	200
Dilapidations - 21 Flats @ £360	7,560
	<u>25,400</u>

6. Provisions for liabilities and charges

	Provided 1998 £	1997 £
General Maintenance	9,023	12,596
Dilapidations	33,042	35,768
	<u>42,065</u>	<u>48,364</u>