

Company No 03604816

ST ANN'S PARK (VIRGINIA WATER) RESIDENTS COMPANY LIMITED

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016**



COMPANY INFORMATION

Directors Mr Derek Holden
 Mr David Duncan

Company number 03604816 (England and Wales)

Registered office The Estate Office
 St Ann's Park
 Virginia Water
 Surrey
 GU25 4TG

DIRECTORS' REPORT**COMPANY NO 03604816**

The Directors present their report and unaudited financial statements for the year ended 31 December 2016.

Principal activity

The company's principal activity continued to be the management of the properties at St Ann's Park Virginia Water.

Profit and loss account

The company is non profit making and all monies received and expended are on behalf of the Owners of the properties managed by the company, and do not accrue to the company.

Directors and their interests

The Directors who served during the year were as follows;

Mr D Holden
Mr D Duncan

The company provides 'Directors and Officers Insurance' for the benefit of the Directors.

Directors' Responsibilities

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year and to be satisfied that the financial statements give a true and fair view. Under the law the directors have elected to prepare the financial statements in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The statements are required by law to give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

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

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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website.

DIRECTORS' REPORT

COMPANY NO 03604816

Small Companies Exemptions

This report has been prepared taking advantage of the small companies exemption of section 425A Companies Act 2006

Signed on behalf of the Board of Directors

A handwritten signature in black ink, appearing to be 'D Duncan', written over a horizontal line.

Mr D Duncan
Director

Date: 8 May 2017

BALANCE SHEET
AS AT 31 DECEMBER 2016

	Note	2016 £	2015 £
TANGIBLE FIXED ASSETS			
Freehold land and buildings	2	-	-
NET ASSETS		<u>-</u>	<u>-</u>
CAPITAL AND RESERVES			
Capital	3	-	-
		<u>-</u>	<u>-</u>


For the year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

- The Members have not required the company to obtain an audit of its accounts for the year in question in accordance with Section 476.
- The Directors acknowledge their responsibilities for complying with the requirements of the act with respect to accounting records and the preparation of accounts.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

These statements were approved and authorised for issue by the board on 8 May 2017 and were signed on its behalf by:



Mr D Duncan
Director

The notes on page 5 form part of these financial statements

1 Statutory information

St Ann's Park (Virginia Water) Residents Company Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2 Accounting policies

Basis of preparation of accounts

These financial statements have been prepared in accordance with provisions of section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The company is non profit making and all monies received and expended are on behalf of the owners of the property managed by the company and do not accrue to the company. On this basis a profit and loss account has not been prepared and in accordance with accepted accounting practice, the service charge and relevant assets and liabilities are treated as separate to the company.

Assets and liabilities of the service charge are shown in a separate statement, which is not filed at Companies House. This is in accordance with the law and professional best practice recommended by the accountancy bodies, the Association of Residential Managing Agents (ARMA) and the Royal Institution of Chartered Surveyors (RICS).

3 Employees and Directors

The average number of employees during the year is 1.

4 Tangible fixed assets

Freehold land and buildings

These consist of the freehold apartment block and the common areas of the estate which were acquired by the company from the developer at £nil cost.

5 Capital

The company is limited by guarantee and has no share capital.

6 Related Party Transactions

The Directors of the company are owners of properties in St Ann's Park and pay service charges to the company.