

Company Registration Number 05976847 (England and Wales)

**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

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**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED**  
**1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF**  
**COMPANY INFORMATION**

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**Directors** Ms S Moss  
Mr R Healey (Appointed 7 September 2016)

**Secretary** Crown Property Management Limited

**Company number** 05976847

**Registered office** 135 Reddenhill Road  
Babbacombe  
Torquay  
Devon  
TQ1 3NT

**Accountants** Darnells Chartered Accountants  
3rd Floor  
The Forum  
Barnfield Road  
Exeter  
Devon  
EX1 1QR

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**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED**  
**1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF**  
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**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION  
OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF 1 BROOKDALE  
TERRACE MANAGEMENT COMPANY LIMITED FOR THE YEAR ENDED 31  
DECEMBER 2016**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 1 Brookdale Terrace Management Company Limited for the year ended 31 December 2016 set out on pages 2 to 3 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>

This report is made solely to the board of directors of 1 Brookdale Terrace Management Company Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of 1 Brookdale Terrace Management Company Limited and state those matters that we have agreed to state to the board of directors of 1 Brookdale Terrace Management Company Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 1 Brookdale Terrace Management Company Limited and its board of directors as a body, for our work or for this report.

It is your duty to ensure that 1 Brookdale Terrace Management Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of 1 Brookdale Terrace Management Company Limited. You consider that 1 Brookdale Terrace Management Company Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of 1 Brookdale Terrace Management Company Limited. 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, therefore, express any opinion on the statutory financial statements.

*Darnells*

**Darnells Chartered Accountants  
3rd Floor  
The Forum  
Barnfield Road  
Exeter  
Devon  
EX1 1QR**

Date: *19<sup>th</sup> April 2017*

**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED**  
**1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF**  
**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

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	2016 £	2015 £
Other income	7,522	6,538
Other charges	(7,522)	(6,538)
<b>Loss for the financial year</b>	<u>-</u>	<u>-</u>

**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED**  
**1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF**  
**BALANCE SHEET**

**AS AT 31 DECEMBER 2016**

	2016		2015	
	£	£	£	£
Current assets	364		364	
Creditors: amounts falling due within one year	(360)		(360)	
Net current assets		4		4
Net assets		4		4
Capital and reserves		4		4

1 Brookdale Terrace Management Company Limited is a company limited by shares incorporated in England and Wales. The registered office is 135 Reddenhill Road, Babbacombe, Torquay, Devon, TQ1 3NT.

The Company holds the reversionary interest in the freehold of 1 Brookdale Terrace, Dawlish, Devon, EX7 9PF.

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the micro-entity provisions and in accordance with FRS 105: The Financial Reporting Standard applicable to the Micro-entities Regime.

The financial statements were approved by the board of directors and authorised for issue on 21/5/2017 and are signed on its behalf by:

S. Moss  
 Ms S Moss  
 Director

Company Registration Number 05976847

**1 BROOKDALE TERRACE MANAGEMENT COMPANY LIMITED**

**1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF**

**SERVICE CHARGE ACCOUNT AND MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

**These pages do not form part of the statutory accounts**

**THE LEASEHOLDERS OF  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
STATEMENT OF SERVICE CHARGE INCOME AND EXPENDITURE  
FOR THE YEAR ENDED 31 DECEMBER 2016**

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	2016 £	2015 £
<b>Income</b>		
Service charges	6,111	6,111
<b>Service charge expenditure</b>	(7,522)	(6,538)
<b>Surplus for the year</b>	<u>(1,411)</u>	<u>(427)</u>
<b>Balance of unspent service charges brought forward</b>	<u>2,960</u>	<u>3,387</u>
<b>Balance of unspent service charges carried forward</b>	<u>1,549</u>	<u>2,960</u>



**THE LEASEHOLDERS OF  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
SCHEDULE OF SERVICE CHARGE EXPENSES  
FOR THE YEAR ENDED 31 DECEMBER 2016**

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	2016 £	2015 £
<b>Service charge expenses</b>		
Management charge	1,020	720
Power, light and heat	166	200
Property repairs and maintenance	3,189	2,406
Premises insurance	2,667	2,729
Accountancy	360	360
Bank charges	106	76
Sundry expenses	14	47
	<u>7,522</u>	<u>6,538</u>

**THE LEASEHOLDERS OF  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
BALANCE SHEET**

**AS AT 31 DECEMBER 2016**

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	2016		2015	
	£	£	£	£
Current assets	1,909		3,320	
Creditors: amounts falling due within one year	<u>(360)</u>		<u>(360)</u>	
Net current assets		<u>1,549</u>		<u>2,960</u>
Net assets		<u><u>1,549</u></u>		<u><u>2,960</u></u>
<b>Capital and Reserves</b>				
Balance of unspent service charges		<u>1,549</u>		<u>2,960</u>
Capital and reserves		<u><u>1,549</u></u>		<u><u>2,960</u></u>

The financial statements were approved by the board of directors and authorised for issue on 2/5/2017  
and are signed on its behalf by:

S. Moss  
Ms S Moss  
Director

**Company Registration Number 05976847**

**THE LEASEHOLDERS OF  
1 BROOKDALE TERRACE, DAWLISH, DEVON, EX7 9PF  
ACCOUNTANTS' REPORT TO THE LEASEHOLDERS ON THE PREPARATION OF THE  
UNAUDITED STATEMENT OF SERVICE CHARGES ACCOUNT OF 1 BROOKDALE  
TERRACE MANAGEMENT COMPANY LIMITED FOR THE YEAR ENDED 31  
DECEMBER 2016**

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We have prepared the unaudited statement of service charges account and balance sheet from the accounting records and information explanations supplied to us.

In our opinion the statement of service charges account is a fair summary of the service costs incurred.

*Darnells*

Darnells Chartered Accountants  
Reporting Accountants  
3rd Floor  
The Forum  
Barnfield Road  
Exeter  
Devon  
EX1 1QR

Date: *19<sup>th</sup> April 2017*

**1 BROOKDALE TERRACE MANAGEMENT COMPANY LTD**  
**REPAIRS AND MAINTAINANCE**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

	£
Previous years prepayment	23.33
26/08/2016 Scaffolding and materials for painting	1,443.00
14/11/2016 External painting carried out	1,570.00
31/05/2016 Replace light bulbs on stairs	32.28
07/06/2016 Install air brick into bedroom - Flat 1	85.00
26/10/2016 Renewal green bin collection permit	35.00
	<b><u>3,188.61</u></b>