

# DOVE COURT (UCKFIELD) LIMITED

COMPANY NUMBER 2574860

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007



**L.B. LADENHEIM**  
CHARTERED & CERTIFIED PUBLIC ACCOUNTANT

# DOVE COURT (UCKFIELD) LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007

The Directors, present their Report and the Financial Statements of the Company, for the above year-end

### PRINCIPAL ACTIVITIES

The Company's principal activity during the year, was the provision of management and maintenance of Dove Court, London Road, Uckfield, which has been contracted over to Managing Agents

The Company is not intended to realise profits and any excess of income over expenditure is expended in later accounting periods in the maintenance and management of the above Property

### DIRECTORS AND THEIR INTERESTS

The Register of Directors who served during the year and their interest in the Share Capital is kept at the Registered Office

### DIRECTORS' RESPONSIBILITIES FOR THE ACCOUNTS

A statement of the Directors' responsibilities is attached to the foot of the Balance Sheet


### AUDITORS

A resolution in accordance with S 386 of the Companies Act 1985 to dispense with the obligation to appoint auditors annually was passed and accordingly LB Ladenheim shall be deemed reappointed as Auditor of the Service Charges Expenditure Statement, only

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

By order of the Board

Secretary  
Date

  
24/3/08

**DOVE COURT, LONDON ROAD, UCKFIELD**  
**BALANCE SHEET AS AT 31 DECEMBER 2007**

	<u>2007</u>	<u>2006</u>
	£	£
<b>CURRENT ASSETS</b>		
Bank Account held by Managing Agents	3,136 06	5,323 45
Amounts Due from Lessees	3,251 96	133 43
Prepaid Expenditure	767 28	-
	7,155 30	5,456 88
<b>CURRENT LIABILITIES</b>		
Accrued Expenditure	(1,369 00)	(977 50)
	(1,369 00)	(977 50)
<b>NET ASSETS</b>	<b>£ 5,786 30</b>	<b>£ 4,479 38</b>

	<u>2007</u>	<u>2006</u>
	£	£
<b>CAPITAL &amp; RESERVES</b>		
Share Capital	100 00	100 00
Major Works Account Shortfall	(1,124 68)	(1,124 68)
Service Charge Account Surplus	6,810 98	5,504 06
<b>TOTAL CAPITAL &amp; RESERVES</b>	<b>£ 5,786.30</b>	<b>£ 4,479 38</b>


**FOR THE YEAR ENDED 31 DECEMBER 2007**

The Company was entitled to an exemption from an annual audit under S 249A(1) of the Companies Act 1985. No members have required the Company to obtain an audit of its accounts for the year in question in accordance with S 249B(2).

The Directors acknowledge their responsibility for

- i) Ensuring the Company keeps accounting records which comply with S 221, and
- ii) Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with S 226a and which otherwise comply with the requirements of the Companies Act relating to accounts so far as applicable to the Company

The Financial Statements were approved by the Board on 05/03/08 and signed on its behalf by

  
 DIRECTOR

Date

The Notes to the Financial Statements, form part of these Financial Statements

# DOVE COURT, LONDON ROAD, UCKFIELD

## NOTES TO FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2007

#### 1 ACCOUNTING POLICIES

##### Basis of Preparation of Financial Statements

The Financial Statements are prepared under the historical cost convention, as modified by Statement of Standard Accounting Practice No 19, which allows for real property to be valued at its market value

The results of the Company's operations and the Change of Accounting Policy and treatment thereof, are fully described in the Director's Report

The Company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a Cashflow Statement on the grounds that it is a Small Company

##### Format

These Financial Statements are in a format other than that prescribed by the Companies Act 2006. This is necessary in the Directors' opinion to aid reader-understanding of these Financial Statements

##### Turnover

This represents Service Charge Expenditure demanded of the Lessees, who are all members of the Company, in respect of DOVE COURT, LONDON ROAD, UCKFIELD. This is not a source of Company income

##### Assets/Liabilities held on Behalf of the Leaseholders of DOVE COURT, LONDON ROAD, UCKFIELD

Although contained in the Balance Sheets these assets, liabilities and reserves are being held on behalf of the Leaseholders and are not available to meet any liabilities of the Company or for general distribution to members

#### 2 TAXATION

As no profits were earned during the year, no UK Corporation Tax is payable

#### 3 SERVICE CHARGE EXPENDITURE

The attached audited Service Charge Expenditure Statement was circulated to the Lessees, although it does not formally form part of these Financial Statements

#### 4 SHARE CAPITAL

The Company has an allotted, issued and fully paid-up Share Capital of 100 shares of £1 each (last year 100)

**DOVE COURT, LONDON ROAD, UCKFIELD  
SERVICE CHARGE EXPENDITURE STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2007**

	2007	2006
	£	£
Audit and Accountancy Fees	525 00	507 50
Bank Charges and Interest Paid, net of received	278 37	289 11
Building Insurance (Y/E 19 Jan 2007)	1,443 67	1,451 58
Cleaning & Window Cleaning	2,805 00	3,016 50
Company Incorporation & Secretarial Fees	30 00	130 00
Electricity to Common Parts	715 16	485 11
Directors & Officers Liability Insurance	377 50	-
Fire Safety	115 21	88 83
Gardening	1,989 00	1,285 00
General Repairs & Maintenance	642 90	1,173 86
Internal Redecorations	2,950 00	-
Miscellaneous Expenses	87 38	391 60
TV Aerial Maintenance	-	-
Professional Fees	984 46	765 00
Management Fees	2,820 00	2,498 07
<b>ALLOWED EXPENDITURE FOR THE YEAR</b>	<u>(15,763 65)</u>	<u>(12,082 16)</u>
<b>SERVICE CHARGES DEMANDED FOR THE YEAR</b>	<u>14,600 00</u>	<u>12,000 00</u>
<b>(SHORTFALL)/SURPLUS DEMANDED FOR THE YEAR</b>	<u>(1,163 65)</u>	<u>(82 16)</u>
<b>SURPLUS BROUGHT FORWARD</b>	5,504 06	5,586 22
Adjustment to agree Ledger Balances to Managing Agent s Records	2,470 57	-
<b>SURPLUS CARRIED FORWARD</b>	<u>£ 6,810 98</u>	<u>£ 5,504 06</u>

**ACCOUNTANT'S CERTIFICATE- S 21(6) LANDLORD & TENANT ACT 1985**

We have prepared the above Statement of Service Charge Expenditure, from the accounting records vouchers, invoices, information, representations and explanations provided to us by the Managing Agents of the Landlord, Messrs County Estate Management Ltd

The scope of our audit was limited to examining expenditure only. No audit or examination was carried out on the amounts declared by the Managing Agents to be Demanded for the year

Allowed Service Charge Expenditure for the year amounted to £ 15,763 65

In our opinion, the Statement is a fair summary of such expenditure and is supported by the above- mentioned receipts, invoices other documentation and explanations/representations provided to us. Additionally, the Statement complies with S 21(5) of the Landlord & Tenant Act 1985



L B LADENHEIM & CO  
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Suite 725 19-21 Crawford Street London W1H 1PJ  
29-Jan-08