

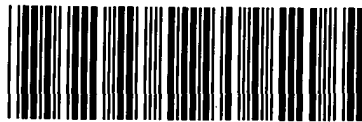
**1 Eton Avenue Mangement Limited**

**Company Number 4627597**

**Statutory accounts for the year ended 31st January 2014  
(Period 1st February 2013 to 31st January 2014)**

Approved by directors on: 10th July 2014

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**Eton Avenue Management Limited**  
Company number 4627597

**Statutory accounts for the year ended 31st January 2014**

**Directors report**

The directors present their report for the year ending 31st January 2014

**Principal activity**

The principal activity of the company is that of ownership of the freehold of 1 Eton Avenue, Belsize Park, London. The company also administers and maintains the common parts of the property.

**Directors**

The directors of the company and their beneficial interests in the ordinary shares of the company were:

<u>Shares held at 31st January</u>	<u>2014</u>	<u>2013</u>
Graeme Sinclair Young	180 (1)	180 (1)
Helena Campos de Oliveira	110	110
Nese Guner	55 (2)	55 (2)
George Kaimakliotis	55 (3)	55 (3)

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

**Governance**

Directors approvals for the 2012-13 accounts was given during July 2013

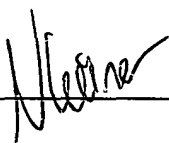
**Other**

It was agreed to maintain the cash reserve at least £10,000 in order to be prepared for next major repairs  
It was agreed that building maintenance for exterior should be planned for 2014  
Service charges to be maintained at current level for now.

Signed on behalf of the board of directors who approved this report on

10th July 2014

Director



Note (1) Mr Graeme S. Young has 180 ordinary shares, held jointly with Mrs Alison Young  
Note (2) Ms Nese Guner has 55 shares held jointly with Mr Angus Rosborough

**1 Eton Avenue Management Limited**  
**Company number 4627597**

**Income and expenditure for the year ended 31st January 2014**

Year ended 31st January	<u>2014</u>	<u>2013</u>
	£	£
<b>Income</b>		
Service charge contributions	10684	10684
Other	0	8
	<hr/>	<hr/>
	10684	10692
<b>Expenditure</b>		
Management	1153	1029
Electricity	127	102
Cleaning	2247	1550
Account charges	73	76
Insurance	2164	2152
Gardening	0	0
Repairs	0	2946
Other	0	0
	<hr/>	<hr/>
	5764	7854
<b>Retained surplus/ (deficit)</b>	4,920	2,837
<b>Retained surplus/ (deficit) b/fwd</b>	13,831	13,831
<b>Growth in reserves</b>	<u>(1448)</u>	<u>(2837)</u>
<b>Retained surplus c/fwd</b>	<u>17,304</u>	<u>13,831</u>

There were no other recognised gains/ losses for the year attributable to shareholders

These accounts were approved by directors on: 10th July 2014

**1 Eton Avenue Management Limited**  
**Company number 4627597**

**Balance sheet as at 31st January 2014**

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2014</u>	<u>2013</u>
		<u>£</u>	<u>£</u>
<b>Fixed assets</b>			
Tangible assets	(2)	0	0
<b>Current assets</b>			
Debtors		0	0
Cash at bank	(3)	17304	13831
<b>Creditors:</b>			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>17304</u>	<u>13831</u>
<b>Net assets/ (liabilities)</b>		<u><b>17304</b></u>	<u><b>13831</b></u>
<b>Capital and reserves</b>			
Shareholders capital	(4)	400	400
Other reserve		11984	10594
Income surplus/ (deficit)		<u>4,920</u>	<u>2837</u>
		<u><b>17304</b></u>	<u><b>13831</b></u>

For the year ending 31st January 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

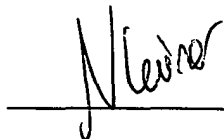
**Directors' Responsibilities:**

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Signed on behalf of the board of directors:



Director

These accounts were approved on:

10th July 2014

**† Eton Avenue Management Limited**  
**Notes to the accounts for year ending 31st January 2014**

**1. Accounting policies**

*Basis of accounting*

These reports have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities.

*Depreciation*

Depreciation has not been provided on the freehold as it is held at zero value.

**2. Fixed assets**

There are no tangible fixed assets.

**3. Current assets**

Current assets are entirely cash balances in bank account.

**4. Called up share capital**

400 shares at £1 each

**5. Movement on reserves**

<u>£</u>	<u>Share</u> <u>capital</u>	<u>Other</u> <u>reserve</u>	<u>Income</u> <u>surplus/</u> <u>(deficit)</u>	<u>Total</u>
At 31st January 2013	400	10,594	2,837	13,831
Movement during year		1,390	2,083	3,472
At 31st January 2014	<u>400</u>	<u>11,984</u>	<u>4,920</u>	<u>17,304</u>

**6. Controlling party**

There is no controlling party.

These accounts were approved on: 10th July 2014