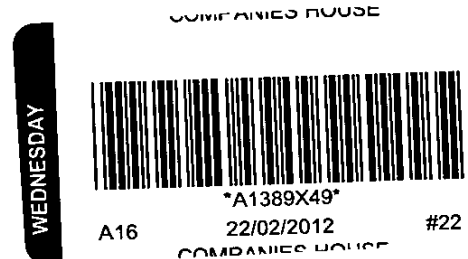


1 Eton Avenue Mangement Limited

Company Number 4627597

**Statutory accounts for the year ended 31st January 2012
(Period 1st February 2011 to 31st January 2012)**

Approved by directors on 16th February 2012



1 Eton Avenue Management Limited
Company number 4627597

Statutory accounts for the year ended 31st January 2012

Directors report

The directors present their report for the year ending 31st January 2012

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>2012</u>	<u>2011</u>
Simon Meir Wolanski	55	55
Graeme Sinclair Young	180 (1)	180 (1)
Helena Campos de Oliveira	110	110
Rob Beacroft (Resigned 22/06/2011)	0	55
Nese Guner (Appointed 13/07/2011)	55 (2)	0

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 meetings were held on 14th March, 13th July and 21st November 2011
Mr Rob Beacroft resigned as director following the sale of Flat 2
Ms Nese Guner was appointed director following purchase of Flat 2

Other

It was decided to maintain the cash reserve at ca £10,000 in order to be prepared for next major repairs. A major re-furbishment of the hall area was carried out and new stair carpet fitted. It was agreed not to plan to undertake any major exterior building works in 2012. Service charges to be maintained at current level for now.

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

16th February 2012



Simon Wolanski, 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

Balance sheet as at 31st January 2012

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2012</u>	<u>2011</u>
		<u>£</u>	<u>£</u>
Fixed assets			
Tangible assets	(2)	0	0
Current assets			
Debtors		0	0
Cash at bank	(3)	8690	11533
Creditors:			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>8690</u>	<u>11533</u>
Net assets/ (liabilities)		<u><u>8690</u></u>	<u><u>11533</u></u>
Capital and reserves			
Shareholders capital	(4)	400	400
Other reserve		11128	7158
Income surplus/ (deficit)		<u>(2837)</u>	<u>3975</u>
		<u><u>8690</u></u>	<u><u>11533</u></u>

For the year ending 31st January 2012 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies

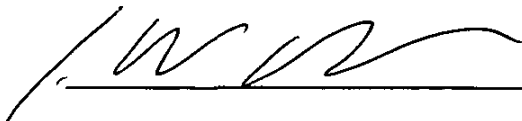
Directors' Responsibilities:

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



S Wolanski, Director

These accounts were approved on

16th February 2012

1 Eton Avenue Management Limited
Company number 4627597

Income and expenditure for the year ended 31st January 2012

Year ended 31st January	<u>2012</u>	<u>2011</u>
	£	£
Income		
Service charge contributions	9998	7940
Other	0	0
	<hr/>	<hr/>
	9998	7940
Expenditure		
Management	825	15
Electricity	98	66
Cleaning	810	1010
Account charges	72	75
Insurance	2091	1890
Gardening	429	75
Repairs	8511	826
Other	0	8
	<hr/>	<hr/>
	12835	3965
Retained surplus/ (deficit)	(2837)	3,975
Retained surplus/ (deficit) b/fwd	11,533	7,540
Growth in reserves	(5)	18
Retained surplus c/fwd	<hr/>	<hr/>
	8,690	11,533

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

These accounts were approved by directors on 16th February 2012

1 Eton Avenue Management Limited
Notes to the accounts for year ending 31st January 2012

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>Share capital</u>	<u>Other reserve</u>	<u>Income surplus/ (deficit)</u>	<u>Total</u>
At 31st January 2011	400	7,158	3,975	11,533
Movement during year		3,970	-6,813	-2,843
At 31st January 2012	400	11,128	-2,837	8,690

6. Controlling party

There is no controlling party

These accounts were approved on 16th February 2012