

11 CLEVE ROAD MANAGEMENT COMPANY LIMITED

COMPANY NUMBER 0575912

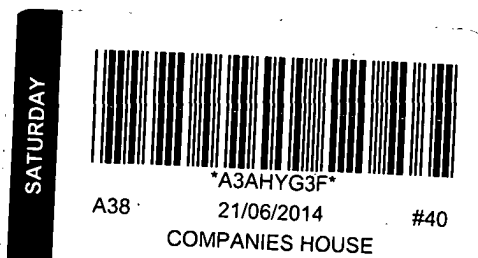
**ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2013**

Company Accounts

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Service Charge Accounts

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11 CLEVE ROAD MANAGEMENT COMPANY LIMITED
(Company No. 5975912)

REPORT OF THE DIRECTORS

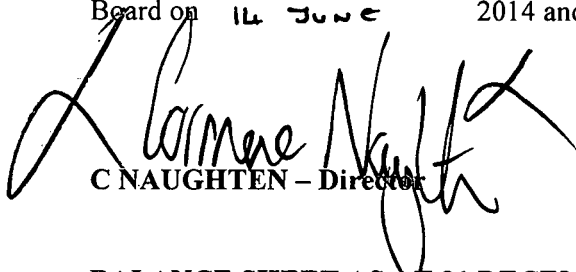
The directors submit their Report and Accounts of the company for the year ended 31 December 2013.

The directors of the company during the financial period were:-

E Howard (appointed 19.3.13)
C Naughten

The company has appointed managing agents to manage 11 Cleve Road, London NW6. The company has been dormant, there having been no significant accounting transactions required to be entered in its accounting records.

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006. It was approved by the Board on 14 JUNE 2014 and signed on its behalf.


C NAUGHTEN - Director

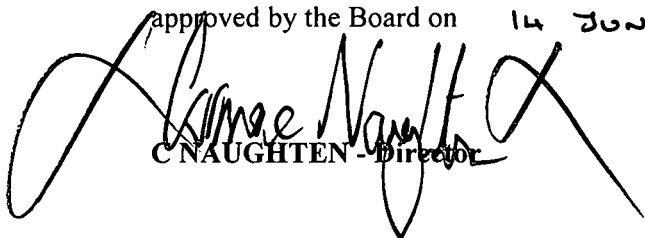
BALANCE SHEET AS AT 31 DECEMBER 2013

	<u>2013</u>	<u>2012</u>
Called up share capital not paid	£9	£9
<u>Share capital</u>		
Allotted called up and unpaid		
Ordinary shares of £1 each	£9	£9

For the year ending 31 December 2013, the company was entitled to exemption from audit under S.480 of the Companies Act 2006 relating to dormant companies.

Members have not required the company, under S.476 of the Companies Act 2006, to obtain an audit for the year ended 31 December 2013. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with S.386 of the Companies Act 2006, and for preparing accounts which give a true and fair view of the state of affairs of the company as at 31 December 2013 and of its profit (or loss) for the year then ended in accordance with the requirements of the Companies Act 2006 relating to the accounts so far as applicable to the company.

The financial statements, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 were approved by the Board on 14 JUNE 2014 and are signed on its behalf.


C NAUGHTEN - Director

3 June 2014

Accountants' Report to the Lessees of
11 Cleve Road, London NW6

Statement of Service Expenditure
For the year ended 31 December 2013

We have examined the Statement of Service Expenditure in respect of the above property prepared for the year ended 31 December 2013 and certify that the costs shown on pages 3 to 5 are sufficiently supported by accounts, receipts and other information which has been produced to us. In our opinion, the statement is a fair summary of the costs complying with Section 21(5) of the Landlord and Tenant Act 1985 which have been or will be reflected in demands for service charges.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone, other than the addressees of this report, for our work or this report.

KYBERT CARROLL LIMITED
Chartered Accountants

52 Brighton Road
Surbiton
Surrey
KT6 5PL

11 CLEVE ROAD, LONDON NW6

Statement of Annual Service Charges and Costs for the year ended 31 December 2013

	<u>2013</u>	<u>Estimate</u>	<u>2012</u>
SERVICE CHARGES			
Interim charges	24,975		21,140
	<hr/>		<hr/>
SERVICE COSTS			
Electricity	295	500	336
Cleaning	2,028	2,200	1,872
Window cleaning	672	-	336
Repairs and maintenance:			
Electrical	809		
Drains	768		
Plumbing	723		
Insurance excesses & uninsured losses	2,092		
Doors and locks	348		
Walls	486		
	<hr/>		
	5,226	3,000	4,137
Garden maintenance	2,400	1,200	1,152
Pest control	-	-	156
Insurance	7,541	5,300	5,125
Entry system	-	150	-
Health & safety compliance	245	660	623
Fire equipment	67	300	60
Professional fees	55	150	-
Accountants' fees	1,290	1,400	1,290
Management fee	2,804	2,804	2,725
VAT thereon	561	561	545
Refuse containers	634	200	172
TV aerial	-	250	507
Bank charges	102	100	100
Sundries	315	200	388
	<hr/>	<hr/>	<hr/>
	24,235	18,975	19,524
Interest received	(5)	-	(3)
	<hr/>	<hr/>	<hr/>
	24,230	18,975	19,521
RESERVE FUND (Note 3)	6,000	6,000	2,000
	<hr/>	<hr/>	<hr/>
COST OF SERVICES	(30,230)	(24,975)	(21,521)
	<hr/>	<hr/>	<hr/>
(DEFICIT) FOR YEAR	£(5,255)		£(381)
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11 CLEVE ROAD, LONDON NW6

Balance Sheet as at 31 December 2013

	<u>2013</u>	<u>2012</u>
CURRENT ASSETS		
Bank	5,945	7,273
Prepayments and sundry debtors	5,706	4,573
	<u>11,651</u>	<u>11,846</u>
LIABILITIES		
Creditors	2,323	2,456
Service charges received in advance (Note 2)	4,820	5,627
	<u>(7,143)</u>	<u>(8,083)</u>
NET ASSETS	<u>£4,508</u>	<u>£3,763</u>
Financed by:		
RESERVES (Note 3)	<u>£4,508</u>	<u>£3,763</u>

11 CLEVE ROAD, LONDON NW6

Notes to the Statement of Service Expenditure for the year ended 31 December 2013

1	SUMMARY OF EXPENDITURE	£
	Expenditure in respect of which no demand for payment was received within the year.	1,864
	Expenditure in respect of which a demand for payment was received but no payment was made within the year.	363
	Expenditure in respect of which a demand for payment was received and payment was made within the year.	22,008
		<u>£24,235</u>
2	LESSEES ACCOUNT	£
	Credit balances brought forward at 1 January	(5,627)
	Interim service charges	24,975
	Cash received	(24,168)
		<u>£(4,820)</u>
3	RESERVE	£
	Balance at 1 January 2013	3,763
	Amount set aside in year (page 3)	6,000
	2013 services deficit	(5,255)
		<u>£4,508</u>