

1 Eton Avenue Mangement Limited

Company Number 4627597

**Statutory accounts for the year ended 31st January 2013
(Period 1st February 2012 to 31st January 2013)**

Approved by directors on 15th July 2013



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1 Eton Avenue Management Limited
Company number 4627597

Statutory accounts for the year ended 31st January 2013

Directors report

The directors present their report for the year ending 31st January 2013

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>2013</u>	<u>2012</u>
Simon Meir Wolanski	0	55
Graeme Sinclair Young	180 (1)	180 (1)
Helena Campos de Oliveira	110	110
Nese Guner (Appointed 13/07/2011)	55 (2)	55 (2)
George Kaimakliotis	55 (3)	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 16th February and 4th September 2012
Resignation of Simon Wolanski as Director on 2th March 2012
Appointment of G Kaimakliotis as director was approved on 4th September 2012

Other

It was decided to maintain the cash reserve at ca £10,000 in order to be prepared for next major repairs
It was agreed not to plan to review need for major exterior building works in mid 2013
Service charges to be maintained at current level for now

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

15th July 2013



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



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Income and expenditure for the year ended 31st January 2012

Year ended 31st January	<u>2013</u>	<u>2012</u>
	£	£
Income		
Service charge contributions	10684	9998
Other	8	0
	<u>10692</u>	<u>9998</u>
Expenditure		
Management	1029	825
Electricity	102	98
Cleaning	1550	810
Account charges	76	72
Insurance	2152	2091
Gardening	0	429
Repairs	2946	8511
Other	0	0
	<u>7854</u>	<u>12835</u>
Retained surplus/ (deficit)	2,837	(2837)
Retained surplus/ (deficit) b/fwd	8,690	11,533
Growth in reserves	2,304	(5)
Retained surplus c/fwd	<u>13,831</u>	<u>8,690</u>

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

These accounts were approved by directors on 15th July 2013



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Balance sheet as at 31st January 2013

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2013</u> <u>£</u>	<u>2012</u> <u>£</u>
Fixed assets			
Tangible assets	(2)	0	0
Current assets			
Debtors		0	0
Cash at bank	(3)	13831	8690
Creditors:			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>13831</u>	<u>8690</u>
Net assets/ (liabilities)		<u><u>13831</u></u>	<u><u>8690</u></u>
Capital and reserves			
Shareholders capital	(4)	400	400
Other reserve		10594	11128
Income surplus/ (deficit)		<u>2,837</u>	<u>-2837</u>
		<u><u>13831</u></u>	<u><u>8690</u></u>

For the year ending 31st January 2013 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies

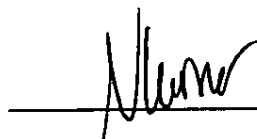
Directors' Responsibilities:

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

15th July 2013



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>£</u>	<u>Share capital</u>	<u>Other reserve</u>	<u>Income surplus/ (deficit)</u>	<u>Total</u>
At 31st January 2012	400	11,128	-2,837	8,690
Movement during year		-533	5,674	5,141
At 31st January 2013	400	10,594	2,837	13,831

6. Controlling party

There is no controlling party

These accounts were approved on 15th July 2013