

**1 Eton Avenue Mangement Limited**

**Company Number 4627597**

**Statutory accounts for the year ended  
(Period 1st February 2017 to 31st January 2018)**

**31st January 2018**

Approved by directors on:

**28-May-18**

**May directors meeting**

MONDAY



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11/06/2018  
COMPANIES HOUSE

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

**Statutory accounts for the year ended 31st January 2018**

**Directors report**

The directors present their report for the year ending 31st January 2018.

**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>2018</u>	<u>2017</u>
Graeme Sinclair Young	180 (1)	180 (1)
Michael Zinaburg	110 (4)	110 (4)
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**

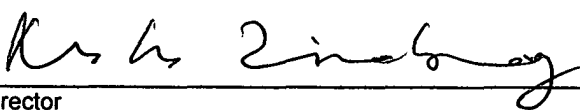
Directors approvals for the 2017-18 accounts was given on 28 May 2018  
A general meeting of directors was held on 29 June 2017

**Other**

It was agreed to maintain the cash reserve at least £30,000 in order to be prepared for next major repairs  
It was agreed that building maintenance for exterior should be planned for 2018/19  
Service charges to be maintained at current level for now.

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

28 May 2018

  
\_\_\_\_\_  
Director

- Note (1) Mr Graeme 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  
Note (3) Mr Kaimakliotis, Ms Hayley Kaimakliotis and Ms Elizabeth Kaimakliotis are Unitholders  
Note (4) Mr Michael Zinaburg has 110 ordinary shares, held jointly with Mrs Johanna Zinaburg



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

**Income and expenditure for the year ended 31st January 2018**

Year ended 31st January	<u>2018</u>	<u>2017</u>
	£	£
<b>Income</b>		
Service charge contributions	10684	10684
Other	0	0
	<u>10684</u>	<u>10684</u>
<b>Expenditure</b>		
Management	0	1742
Electricity	228	168
Cleaning	2417	2182
Account charges	86	75
Insurance	2598	2477
Gardening	0	0
Repairs	0	0
Other	0	0
	<u>5329</u>	<u>6644</u>
<b>Retained surplus/ (deficit)</b>	5,355	4,040
<b>Retained surplus/ (deficit) b/fwd</b>	31,338	31,338
<b>Growth in reserves</b>	156	(4040)
<b>Retained surplus c/fwd</b>	<u>36,849</u>	<u>31,338</u>

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

These accounts were approved by directors on: 28 May 2018

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

**Balance sheet at 31st January 2018**

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2018</u> <u>£</u>	<u>2017</u> <u>£</u>
<b>Fixed assets</b>			
Tangible assets	(2)	0	0
<b>Current assets</b>			
Debtors		0	0
Cash at bank	(3)	36,849	31,338
<b>Creditors:</b>			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>36,849</u>	<u>31,338</u>
Net assets/ (liabilities)		<u><b>36,849</b></u>	<u><b>31,338</b></u>
<b>Capital and reserves</b>			
Shareholders capital	(4)	400	400
Other reserve		31,094	26,898
Income surplus/ (deficit)		<u>5,355</u>	<u>4,040</u>
		<u><b>36,849</b></u>	<u><b>31,338</b></u>

For the year ending 31st January 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

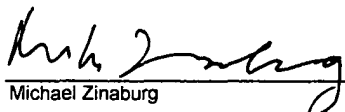
**Directors' Responsibilities:**

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:

  
\_\_\_\_\_  
Michael Zinaburg Director

These accounts were approved on: 28 May 2018

*guy*

**1 Eton Avenue Management Limited**  
**Notes to the accounts for year ending 31st January 2018**

**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, as adjusted for provisions.

**4. Called up share capital**

400 shares at £1 each

**5. Movement on reserves**

<u>£</u>	<u>Share</u> <u>capital</u>	<u>Other reserve</u>	<u>Income</u> <u>surplus/</u> <u>(deficit)</u>	<u>Total</u>
At 31st January 2017	400	26,898	4,040	31,338
Change during year		4,196	1,315	5,511
At 31st January 2018	<u>400</u>	<u>31,094</u>	<u>5,355</u>	<u>36,849</u>

**6. Controlling party**

There is no controlling party.

These accounts were approved on: 28 May 2018