

Report of the Directors and
Unaudited Financial Statements
For The Year Ended 31 December 2013
for
10 FINBOROUGH ROAD LIMITED

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

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COMPANIES HOUSE

10 FINBOROUGH ROAD LIMITED

Company Information

For The Year Ended 31 December 2013

DIRECTORS:

Ms G Alberti
M S Cunningham
Ms A Iacovella
Ms V M Martinez-Gonzalez

SECRETARY:

Quadrant Property Management Limited

REGISTERED OFFICE:

c/o Quadrant Property Management Ltd
Kennedy House
115 Hammersmith Road
London
W14 0HQ

REGISTERED NUMBER:

07705970 (England and Wales)

ACCOUNTANTS:

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

10 FINBOROUGH ROAD LIMITED (REGISTERED NUMBER: 07705970)

Report of the Directors
For The Year Ended 31 December 2013

The directors present their report with the financial statements of the company for the year ended 31 December 2013.

PRINCIPAL ACTIVITY

The company principal activity during the year was the management of its freehold property at 10 Finborough Road, London SW10.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2013 to the date of this report.

Ms G Alberti
M S Cunningham
Ms A Iacovella
Ms V M Martinez-Gonzalez

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

BY ORDER OF THE BOARD:



For.....
Quadrant Property Management Limited - Secretary

Date: 27th August 2014

10 FINBOROUGH ROAD LIMITED

Profit and Loss Account
For The Year Ended 31 December 2013

	Notes	Year Ended 31.12.13 £	Period 15.7.11 to 31.12.12 £
TURNOVER		-	250
Administrative expenses		(1,299)	(1,497)
Other operating charges		<u>(9,108)</u>	<u>(13,573)</u>
		(10,407)	(14,820)
Other operating income		<u>10,407</u>	<u>14,820</u>
OPERATING PROFIT and PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	-	-
Tax on profit on ordinary activities	3	<u>-</u>	<u>-</u>
PROFIT FOR THE FINANCIAL YEAR		<u><u>-</u></u>	<u><u>-</u></u>

The notes form part of these financial statements

10 FINBOROUGH ROAD LIMITED

Balance Sheet
31 December 2013

	Notes	31.12.13 £	£	31.12.12 £	£
FIXED ASSETS					
Investment property	4		100		100
CURRENT ASSETS					
Debtors	5	15,178		7,504	
Cash in hand		2		2,397	
		<u>15,180</u>		<u>9,901</u>	
CREDITORS					
Amounts falling due within one year	6	<u>6,575</u>		<u>1,300</u>	
NET CURRENT ASSETS			<u>8,605</u>		<u>8,601</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>8,705</u>		<u>8,701</u>
CREDITORS					
Amounts falling due after more than one year	7		(100)		(100)
PROVISIONS FOR LIABILITIES	8		<u>(8,605)</u>		<u>(8,601)</u>
NET LIABILITIES			<u>-</u>		<u>-</u>
RESERVES			<u>-</u>		<u>-</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2013.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2013 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board of Directors on 21st AUGUST and were signed on its behalf by:

.....
Director


V. M. MARTINEZ-GONZALEZ

The notes form part of these financial statements

10 FINBOROUGH ROAD LIMITED

Notes to the Financial Statements For The Year Ended 31 December 2013

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover represents rental income for the year.

2. OPERATING PROFIT

The operating profit is stated after charging:

	Year Ended 31.12.13 £	Period 15.7.11 to 31.12.12 £
Directors' remuneration and other benefits etc	-	-

3. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the year ended 31 December 2013 nor for the period ended 31 December 2012.

4. INVESTMENT PROPERTY

The company owns the freehold reversionary interest in 10 Finborough Road, London SW10 subject to long lease extensions.

Cost At 31.12.12 & 31.12.13	£ 100
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In the opinion of the directors at 31st December 2013 there was no material difference between the book and market value of the property.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.13 £	31.12.12 £
Lessee arrears	1,130	2,232
Funds held by managing agents	9,288	3,196
Service charge excess due	2,457	-
Prepayments	2,303	2,076
	<u>15,178</u>	<u>7,504</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.13 £	31.12.12 £
Advance service charge demands	5,652	-
Lessee account balances	9	-
Accrued expenses	914	1,300
	<u>6,575</u>	<u>1,300</u>

10 FINBOROUGH ROAD LIMITED

Notes to the Financial Statements - continued
For The Year Ended 31 December 2013

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.13	31.12.12
	£	£
Members' Loans To Fund Freehold Purchase	<u>100</u>	<u>100</u>
Repayable at the discretion of the directors to the members at the time of repayment.		

8. PROVISIONS FOR LIABILITIES

Service charge reserve fund

	31.12.13	31.12.12
	£	£
Balance at 31.12.12	8,601	7,079
Interest received net of tax	4	0
Transfer to reserve during the year	0	1,522
	<u> </u>	<u> </u>
Balance at 31.12.13	<u>8,605</u>	<u>8,601</u>

9. RESERVES

	Profit and loss account £
Profit for the year	-
	<u> </u>
At 31 December 2013	<u> </u>

10. SHARE CAPITAL

The company is limited by guarantee and consequently has no share capital.