

1 Eton Avenue Mangement Limited

Company Number 4627597

**Statutory accounts for the year ended
(Period 1st February 2016 to 31st January 2017)**

31st January 2017

Approved by directors on: 29-Jun-17

June directors meeting

SATURDAY



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COMPANIES HOUSE

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1 Eton Avenue Management Limited
Company number 4627597

Statutory accounts for the year ended 31st January 2017

Directors report

The directors present their report for the year ending 31st January 2017.

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>2017</u>	<u>2016</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

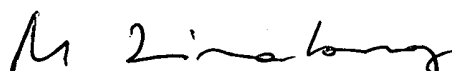
Directors approvals for the 2016-17 accounts was given at director meeting of 29 June 2017

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 2017/18
Service charges to be maintained at current level for now.

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

29 June 2017



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
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



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Income and expenditure for the year ended 31st January 2017

Year ended 31st January	<u>2017</u>	<u>2016</u>
	£	£
Income		
Service charge contributions	10684	10684
Other	0	35
	<hr/>	<hr/>
	10684	10719
Expenditure		
Management	1742	2304
Electricity	168	156
Cleaning	2182	1421
Account charges	75	76
Insurance	2477	2323
Gardening	0	0
Repairs	0	947
Other	0	0
	<hr/>	<hr/>
	6644	7228
Retained surplus/ (deficit)	4,040	3,491
Retained surplus/ (deficit) b/fwd	24,994	21,177
Growth in reserves	2,304	326
Retained surplus c/fwd	<hr/>	<hr/>
	31,338	24,994

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

These accounts were approved by directors on: 29 June 2017

1 Eton Avenue Management Limited
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Balance sheet at 31st January 2017

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2017</u> <u>£</u>	<u>2016</u> <u>£</u>
Fixed assets			
Tangible assets	(2)	0	0
Current assets			
Debtors		0	0
Cash at bank	(3)	31,338	24,994
Creditors:			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>31,338</u>	<u>24,994</u>
Net assets/ (liabilities)		<u><u>31,338</u></u>	<u><u>24,994</u></u>
 Capital and reserves			
Shareholders capital	(4)	400	400
Other reserve		26,898	21,103
Income surplus/ (deficit)		<u>4,040</u>	<u>3,491</u>
		<u><u>31,338</u></u>	<u><u>24,994</u></u>

For the year ending 31st January 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

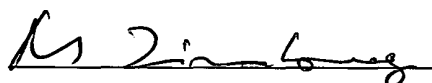
Directors' Responsibilities:

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: 29 June 2017



1 Eton Avenue Management Limited
Notes to the accounts for year ending 31st January 2017

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 capital</u>	<u>Other reserve</u>	<u>Income surplus/ (deficit)</u>	<u>Total</u>
At 31st January 2016	400	21,103	3,491	24,994
Change during year		5,795	549	6,344
At 31st January 2017	400	26,898	4,040	31,338

6. Controlling party

There is no controlling party.

These accounts were approved on: 29 June 2017