

1 Eton Avenue Mangement Limited

Company Number 4627597

**Statutory accounts for the year ended
(Period 1st February 2015 to 31st January 2016)**

31st January 2016

Approved by directors on:

22nd September 2016

September directors meeting



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1 Eton Avenue Management Limited
Company number 4627597

Statutory accounts for the year ended 31st January 2016

Directors report

The directors present their report for the year ending 31st January 2016.

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>2016</u>	<u>2015</u>
Graeme Sinclair Young	180 (1)	180 (1)
Helena Campos de Oliveira	0	110
Michael Zinaburg	110 (4)	0
Nese Guner	55 (2)	55 (2)
George Kaimakliotis	55 (3)	55 (3)

Flat 3 was sold during 3Q 2015 and Mr Michael Zinaburg replaced Helena Campos as Director.

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 2015-16 accounts was given during September 2015

Other

It was agreed to maintain the cash reserve at least £10,000 in order to be prepared for next major repairs
It was agreed that building maintenance for exterior should be planned for 2016/17
Service charges to be maintained at current level for now.

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

22nd September 2016



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 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 2016

Year ended 31st January	<u>2016</u>	<u>2015</u>
	£	£
Income		
Service charge contributions	10684	10684
Other	35	0
	<u>10719</u>	<u>10684</u>
Expenditure		
Management	2304	553
Electricity	156	132
Cleaning	1421	2352
Account charges	76	77
Insurance	2323	2291
Gardening	0	76
Repairs	947	1371
Other	0	0
	<u>7228</u>	<u>6851</u>
Retained surplus/ (deficit)	3,491	3,833
Retained surplus/ (deficit) b/fwd	21,177	17,304
Growth in reserves	326	41
Retained surplus c/fwd	<u>24,994</u>	<u>21,177</u>

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

These accounts were approved by directors on: 22nd September 2016



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Balance sheet at 31st January 2016

<u>Balance at 31st January</u>	<u>Notes</u>	<u>2016</u>	<u>2015</u>
		<u>£</u>	<u>£</u>
Fixed assets			
Tangible assets	(2)	0	0
Current assets			
Debtors		0	0
Cash at bank	(3)	24,994	21,177
Creditors:			
Amounts falling due within 1 year		0	0
Net current assets/ (liabilities)		<u>24,994</u>	<u>21,177</u>
Net assets/ (liabilities)		<u><u>24,994</u></u>	<u><u>21,177</u></u>
Capital and reserves			
Shareholders capital	(4)	400	400
Other reserve		21,103	16,944
Income surplus/ (deficit)		<u>3,491</u>	<u>3,833</u>
		<u><u>24,994</u></u>	<u><u>21,177</u></u>

For the year ending 31st January 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

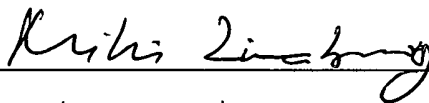
Directors' Responsibilities:

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: 22nd September 2016



1 Eton Avenue Management Limited
Notes to the accounts for year ending 31st January 2016

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 2015	400	16,944	3,833	21,177
Change during year		4,159	-342	3,817
At 31st January 2016	400	21,103	3,491	24,994

6. Controlling party

There is no controlling party.

These accounts were approved on: 22nd September 2016

