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Company Registered No.: 02224309 (England and Wales)

40 BELSIZE PARK (MANAGEMENT) LIMITED

(A Company Limited by Guarantee)

DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

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40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

COMPANY INFORMATION

| | |
|--------------------------|---|
| Directors | V Shaul A Wright (resigned 31 December 2016) D Wilson J Apfel (appointed 1 January 2017) |
| Company secretary | JA Wright |
| Registered number | 02224309 |
| Registered office | 40 Belsize Park London NW3 4EE |
| Accountants | Greenback Alan LLP Chartered Accountants 11 Raven Wharf Lafone Street London SE1 2LR |

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

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40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF 40 BELSIZE PARK (MANAGEMENT)
LIMITED
FOR THE YEAR ENDED 31 MARCH 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 40 Belsize Park (Management) Limited for the year ended 31 March 2017 which comprise the Profit and Loss Account and the Balance Sheet from the Company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the Board of Directors of 40 Belsize Park (Management) Limited, as a body, in accordance with the terms of our engagement letter dated [date] . Our work has been undertaken solely to prepare for your approval the financial statements of 40 Belsize Park (Management) Limited and state those matters that we have agreed to state to the Board of Directors of 40 Belsize Park (Management) Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 40 Belsize Park (Management) Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that 40 Belsize Park (Management) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit or loss of 40 Belsize Park (Management) Limited. You consider that 40 Belsize Park (Management) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of 40 Belsize Park (Management) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Greenback Alan LLP

Chartered Accountants

11 Raven Wharf
Lafone Street
London
SE1 2LR
20 October 2017

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2017

| | Note | 2017 £ | 2016 £ |
|---------------|-------------|-------------------------|-------------------------|
| Turnover | | 10,579 | 10,579 |
| Other income | | 10 | 10 |
| Other charges | | (8,364) | (7,704) |
| Profit | | <u>2,225</u> | <u>2,885</u> |

The notes on page 4 form part of these financial statements.

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)
REGISTERED NUMBER:02224309

BALANCE SHEET
AS AT 31 MARCH 2017

| | Note | 2017 £ | 2016 £ |
|--|---------|----------------------|----------------------|
| Fixed assets | | 7,073 | 7,073 |
| Current assets | 29,579 | | 28,017 |
| Creditors: amounts falling due within one year | (1,763) | | (2,426) |
| Net current assets | | <u>27,816</u> | <u>25,591</u> |
| Total assets less current liabilities | | <u>34,889</u> | <u>32,664</u> |
| Net assets | | <u><u>34,889</u></u> | <u><u>32,664</u></u> |
| Capital and reserves | | <u><u>34,889</u></u> | <u><u>32,664</u></u> |

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions available to companies subject to the micro entities' regime in Part 15 of the Companies Act 2006 and FRS 105: The Financial Reporting Standard applicable to the micro-entities Regime.

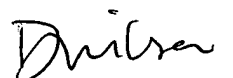
The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 20 October 2017.

V Shaul
Director



D Wilson
Director



The notes on page 4 form part of these financial statements.

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)
REGISTERED NUMBER:02224309

1. Debtors

| | 2017 | 2016 |
|--------------------------------|-------------------|-------------------|
| | £ | £ |
| Prepayments and accrued income | 849 | 292 |
| | <u>849</u> | <u>292</u> |
| | <u><u>849</u></u> | <u><u>292</u></u> |

2. Cash and cash equivalents

| | 2017 | 2016 |
|--------------------------|----------------------|----------------------|
| | £ | £ |
| Cash at bank and in hand | 28,730 | 27,725 |
| | <u>28,730</u> | <u>27,725</u> |
| | <u><u>28,730</u></u> | <u><u>27,725</u></u> |

3. Creditors: Amounts falling due within one year

| | 2017 | 2016 |
|------------------------------|---------------------|---------------------|
| | £ | £ |
| Accruals and deferred income | 1,763 | 2,426 |
| | <u>1,763</u> | <u>2,426</u> |
| | <u><u>1,763</u></u> | <u><u>2,426</u></u> |

4. Reserves

Capital redemption reserve

The balance on the capital redemption reserve is £7,382 (2016: £7,382).

Other reserves

The balance on the repairs and redecoration reserve is £10,720 (2016: £10,720).

Profit and loss account

The balance on the profit and loss account is £16,787 (2016: £14,562).

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2017

| | Note | 2017 £ | 2016 £ |
|---------------|-------------|-------------------------|-------------------------|
| Turnover | | 10,579 | 10,579 |
| Other Income | | 10 | 10 |
| Other Charges | | (8,364) | (7,704) |
| Profit | | <u>2,225</u> | <u>2,885</u> |

40 BELSIZE PARK (MANAGEMENT) LIMITED
(A Company Limited by Guarantee)

SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2017

| | 2017 | 2016 |
|----------------------------|---------------|---------------|
| | £ | £ |
| Turnover | | |
| Fees receivable - Domestic | 10,579 | 10,579 |
| | <u>10,579</u> | <u>10,579</u> |
| | 2017 | 2016 |
| | £ | £ |
| Other income | | |
| Bank interest receivable | 10 | 10 |
| | <u>10</u> | <u>10</u> |
| | 2017 | 2016 |
| | £ | £ |
| Other charges | | |
| Accountancy fees | 900 | 900 |
| Bank charges | 15 | 15 |
| Sundry expenses | 320 | 280 |
| Light and heat | 223 | 185 |
| Cleaning | 376 | 450 |
| Insurances | 5,529 | 5,157 |
| Repairs and maintenance | 1,001 | 717 |
| | <u>8,364</u> | <u>7,704</u> |