

Company Registration No. 2236156

STARTDATE PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 23RD JUNE 2016



STARTDATE PROPERTY MANAGEMENT LIMITED

COMPANY REGISTRATION NO. 2236156 (ENGLAND AND WALES)

DIRECTORS' REPORT FOR THE YEAR ENDED 23RD JUNE 2016

The directors present their report and the accounts for the year ended 23rd June 2016.

Principal Activity

The company's principal activity during the year was the management of the property at 45 Redcliffe Gardens, London SW10.

Directors

The directors who served during the year were:

C A Beidas

C J Kurukulasuriya

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006. It was approved by the board on27/1/2017.....

By Order Of The Board



For
Quadrant Property Management Ltd
(Secretary)

STARTDATE PROPERTY MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 23RD JUNE 2016

	<u>Notes</u>	2016	2015
		£	£
TURNOVER	2	390	390
ADMINISTRATIVE EXPENSES		<u>(1,466)</u>	<u>(1,434)</u>
		(1,076)	(1,044)
OTHER OPERATING INCOME	3	<u>1,076</u>	<u>1,044</u>
PROFIT FOR THE YEAR		<u>0</u>	<u>0</u>

The notes on pages 4 and 5 form part of these accounts.

STARTDATE PROPERTY MANAGEMENT LIMITED

BALANCE SHEET


AS AT 23RD JUNE 2016

	<u>Notes</u>	2016	2015
		£	£
<u>FIXED ASSETS</u>			
Tangible Assets	4	4,046	<u>4,046</u>
<u>CURRENT ASSETS</u>			
Debtors	5	98,491	15,623
<u>CREDITORS: amounts falling</u>			
due within one year	6	<u>98,241</u>	<u>15,373</u>
		250	250
NET ASSETS		<u>4,296</u>	<u>4,296</u>
<u>CAPITAL AND RESERVES</u>	8		
Other Reserves	9	<u>4,296</u>	<u>4,296</u>

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

For the financial year ended 23rd June 2016, the company was entitled to exemption from audit under Companies Act 2006, section 477 relating to small companies, and the members have not required the company to obtain an audit of its accounts for the year in question in accordance with Companies Act 2006, section 476. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records, and for the preparation of accounts.

The financial statements were approved by the board on 27/11/2017 and signed on its behalf.


..... Director
C. A. BEIDAS

The notes on pages 4 and 5 form part of these accounts.

STARTDATE PROPERTY MANAGEMENT LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 23RD JUNE 2016

1. ACCOUNTING POLICIES

Basis of preparation of accounts

The accounts are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

2. TURNOVER

Turnover represents rental income for the year.

3. OTHER OPERATING INCOME

During the year the company received contributions from the lessees of 45 Redcliffe Gardens, London SW10 in respect of its administrative expenses, and the management of the property. The movement of those funds during the year was as follows;

	2016	2015
	£	£
<u>Income</u>		
Contributions Receivable From Lessees:		
Service Charge Demands	15,760	16,830
Advance Redecoration Demands	85,000	0
Service Charge Surplus Refunded	(3,987)	(62)
	<u>96,773</u>	<u>16,768</u>
<u>Expenditure</u>		
Property Management Expenses	9,415	9,799
Major Works	4,016	0
Contribution To Administrative Expenses Of Startdate Property Management Limited	<u>1,076</u>	<u>1,044</u>
	<u>14,507</u>	<u>10,843</u>
	<u>82,266</u>	<u>5,925</u>
Transfer To Reserve Fund	(2,000)	(2,000)
Funds Due To Lessees		
At 23rd June 2015	<u>3,987</u>	<u>62</u>
Funds Due To Lessees		
At 23rd June 2016	<u>84,253</u>	<u>3,987</u>
Represented By:		
Service Charge Surplus Refundable	3,269	3,987
Redecoration Funds Balance Carried Forward	<u>80,984</u>	<u>0</u>
	<u>84,253</u>	<u>3,987</u>

4. TANGIBLE ASSETS

The company owns the freehold of 45 Redcliffe Gardens, London SW10, which is stated at cost.

	2016	2015
	£	£
<u>Freehold Property</u>		
Cost At 24.06.15. & 23.06.16	<u>4,046</u>	<u>4,046</u>

In the opinion of the directors at 23rd June 2016 there was no material difference between the book and market value of the property.

STARTDATE PROPERTY MANAGEMENT LIMITED**NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 23RD JUNE 2016****5. DEBTORS**

	2016	2015
	£	£
Lessee Arrears	1,440	0
Funds Held By Managing Agents	97,051	15,623
	<u>98,491</u>	<u>15,623</u>

6. CREDITORS: amounts falling due within one year

	2016	2015
	£	£
Lessee Account Balances	797	152
Service Charge Surplus/Redecoration Demands Balance (Note 3)	84,253	3,987
Accruals	978	1,200
Reserve Fund (Note 7)	12,213	10,034
	<u>98,241</u>	<u>15,373</u>

7. SERVICE CHARGE RESERVE FUND

	2016	2015
	£	£
Balance At 24.06.15	10,034	8,000
Interest Received Net Of Tax	179	34
Transfer To Reserve Fund In Year	2,000	2,000
Balance At 23.06.16	<u>12,213</u>	<u>10,034</u>

8. SHARE CAPITAL

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

9. OTHER RESERVES

	2016	2015
	£	£
Members Contributions To Fund Freehold Purchase		
Balance At 24.06.15. & 23.06.16	<u>4,296</u>	<u>4,296</u>