

Company Registration No. 2236156

STARTDATE PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 23RD JUNE 2017

Registered Office - c/o Quadrant Property Management Ltd,
Kennedy House,
115 Hammersmith Road,
London, W14 0QH



STARTDATE PROPERTY MANAGEMENT LIMITED

COMPANY REGISTRATION NO. 2236156 (ENGLAND AND WALES)

DIRECTORS' REPORT FOR THE YEAR ENDED 23RD JUNE 2017

The directors present their report and the accounts for the year ended 23rd June 2017.

Principal Activity

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

Directors

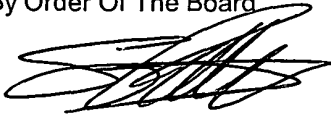
The directors who served during the year were:

C A Beidas

C J Kurukulasuriya

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies. It was approved by the board on ...16th March 2018

By Order Of The Board



For
Quadrant Property Management Ltd
(Secretary)

STARTDATE PROPERTY MANAGEMENT LIMITED

INCOME STATEMENT

FOR THE YEAR ENDED 23RD JUNE 2017

	<u>Notes</u>	2017	2016
		£	£
TURNOVER	3	390	390
ADMINISTRATIVE EXPENSES		<u>(811)</u>	<u>(1,466)</u>
		(421)	(1,076)
OTHER OPERATING INCOME	4	<u>421</u>	<u>1,076</u>
SURPLUS FOR THE YEAR		<u><u>0</u></u>	<u><u>0</u></u>

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

STARTDATE PROPERTY MANAGEMENT LIMITED

BALANCE SHEET

AS AT 23RD JUNE 2017

	<u>Notes</u>	2017	2016
		£	£
<u>FIXED ASSETS</u>			
Tangible Assets	5	4,046	<u>4,046</u>
<u>CURRENT ASSETS</u>			
Debtors	6	25,579	98,491
<u>CREDITORS</u> : amounts falling			
due within one year	7	<u>25,329</u>	<u>98,241</u>
		250	250
NET ASSETS		<u>4,296</u>	<u>4,296</u>
<u>CAPITAL AND RESERVES</u>	9		
Other Reserves	10	<u>4,296</u>	<u>4,296</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 23rd June 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 27th June 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 surplus or deficit 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 provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 16th March 2018 and were signed on its behalf by:



Director

C. J. KURUKULASURIYA

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 2017

1. STATUTORY INFORMATION

Startdate Property Management Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the cover page to the accounts.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

3. TURNOVER

Turnover represents rental income for the year.

4. 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;

	2017	2016
	£	£
<u>Income</u>		
Contributions Receivable From Lessees:		
Service Charge Demands	14,480	15,760
Company Expense Demands	900	0
Advance Redecoration Demands	0	85,000
Service Charge Surplus Refunded	(3,269)	(3,987)
	<u>12,111</u>	<u>96,773</u>
<u>Expenditure</u>		
Property Management Expenses	11,843	9,415
Major Works	78,068	4016
Contribution To Administrative Expenses Of Startdate Property Management Limited	<u>421</u>	<u>1,076</u>
	<u>90,332</u>	<u>14,507</u>
	(78,221)	82,266
Transfer (To)/From Reserve Fund:		
To Reserve From Current Year Demands	(2,000)	(2,000)
From Reserve To Fund Part Major Works	<u>3,960</u>	
	1,960	
Funds Due To Lessees At 23rd June 2016	<u>84,253</u>	<u>3,987</u>
Funds Due To Lessees At 23rd June 2017	<u><u>7,992</u></u>	<u><u>84,253</u></u>
Represented By:		
Service Charge Surplus Refundable	7,513	4,345
Company Expenses Balance Refundable/(Due)	479	(1,076)
Redecoration Funds Balance Carried Forward	0	80,984
	<u><u>7,992</u></u>	<u><u>84,253</u></u>

5. TANGIBLE ASSETS

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

	2017	2016
	£	£
<u>Freehold Property</u>		
Cost At 24.06.16. & 23.06.17	<u><u>4,046</u></u>	<u><u>4,046</u></u>

In the opinion of the directors at 23rd June 2017 there was no material difference between the book and fair value of the property.

STARTDATE PROPERTY MANAGEMENT LIMITED**NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 23RD JUNE 2017****6. DEBTORS**

	2017	2016
	£	£
Lessee Arrears	0	1,440
Funds Held By Managing Agents	25,579	97,051
	<u>25,579</u>	<u>98,491</u>

7. CREDITORS: amounts falling due within one year

	2017	2016
	£	£
Lessee Account Balances	2,658	797
Service Charge Surplus/Redecoration Demands Balance (Note 4)	7,992	84,253
Accruals	4,316	978
Reserve Fund (Note 8)	10,363	12,213
	<u>25,329</u>	<u>98,241</u>

8. SERVICE CHARGE RESERVE FUND

	2017	2016
	£	£
Balance At 24.06.16	12,213	10,034
Interest Received Net Of Tax	110	179
Transfer (From)/To Reserve Fund In Year (Note 4)	(1,960)	2,000
Balance At 23.06.17	<u>10,363</u>	<u>12,213</u>

9. SHARE CAPITAL

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

10. OTHER RESERVES

	2017	2016
	£	£
Members Contributions To Fund Freehold Purchase		
Balance At 24.06.16. & 23.06.17	<u>4,296</u>	<u>4,296</u>