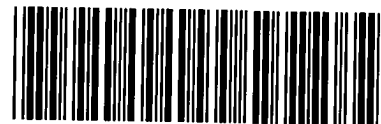


**EYNESBURY ESTATES LIMITED**

**ABBREVIATED ACCOUNTS**

**FOR THE YEAR ENDED 28 SEPTEMBER 2016**

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COMPANIES HOUSE

**GSM&Co**

Griffin Stone Moscrop & Co  
CHARTERED ACCOUNTANTS & REGISTERED AUDITORS

Together, we'll build better business

**EYNESBURY ESTATES LIMITED**

**INDEPENDENT AUDITORS' REPORT TO EYNESBURY ESTATES LIMITED  
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

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We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Eynesbury Estates Limited for the year ended 28 September 2016 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditors**

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

**Opinion on financial statements**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 2 to 5 have been properly prepared in accordance with the regulations made under that section.



Richard Hill (Senior statutory auditor)

for and on behalf of

**Griffin Stone Moscrop & Co**

Chartered Accountants

21-27 Lamb's Conduit Street

London

WC1N 3GS


22 June 2017

**EYNESBURY ESTATES LIMITED**  
**REGISTERED NUMBER: 02739584**

**ABBREVIATED BALANCE SHEET**  
**AS AT 28 SEPTEMBER 2016**

	Note	£	2016 £	2015 (as restated) £
<b>Current assets</b>				
Debtors		3,398		7,525
Cash at bank		17,037		98,130
		<u>20,435</u>		<u>105,655</u>
<b>Creditors: amounts falling due within one year</b>		<u>(11,180)</u>		<u>(87,644)</u>
<b>Net current assets</b>			<u>9,255</u>	<u>18,011</u>
<b>Total assets less current liabilities</b>			<u>9,255</u>	<u>18,011</u>
<b>Creditors: amounts falling due after more than one year</b>	3		<u>(18,000)</u>	<u>(18,000)</u>
<b>Net (liabilities)/assets</b>			<u><u>(8,745)</u></u>	<u><u>11</u></u>
<b>Capital and reserves</b>				
Called up share capital	4		11	11
Income and expenditure account			<u>(8,756)</u>	<u>-</u>
<b>Shareholders' (deficit)/funds</b>			<u><u>(8,745)</u></u>	<u><u>11</u></u>

The abbreviated accounts, which 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, were approved and authorised for issue by the board and were signed on its behalf by:

  
 .....  
**Mr J. C. Finch**  
 Director

  
 .....  
**Mr R. A. Frenkel**  
 Director

Date: 20 June 2017

The notes on pages 3 to 5 form part of these financial statements.

## EYNESBURY ESTATES LIMITED

### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 28 SEPTEMBER 2016

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### 1.2 Turnover

Turnover represents:

- i) the amount drawn from monies received in respect of service charges levied on members to meet expenditure incurred during the period
- ii) sundry income receivable in respect of the property.

##### 1.3 Expenditure

Service charges for each accounting period are calculated at a level sufficient to provide adequate funding to meet the expenditure forecast to be incurred for that period. In consequence expenditure is allocated to the Income and Expenditure Account in the period in which it is incurred rather than on the basis of the period over which it is accrued.

##### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life. The only tangible fixed asset comprises leasehold property, expenditure in connection with which has already been fully depreciated.

##### 1.5 Operating leases

Rentals under operating leases are charged to the Income and expenditure account on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

#### 2. Tangible fixed assets

	£
<b>Cost</b>	
At 29 September 2015 and 28 September 2016	<u>2,351</u>
<b>Depreciation</b>	
At 29 September 2015 and 28 September 2016	<u>2,351</u>
<b>Net book value</b>	
At 28 September 2016	<u>-</u>
At 28 September 2015	<u>-</u>

# EYNESBURY ESTATES LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 28 SEPTEMBER 2016

### 3. Creditors:

#### Amounts falling due after more than one year

Creditors include amounts not wholly repayable within 5 years as follows:

	2016 £	2015 £
Repayable other than by instalments	<u>18,000</u>	<u>18,000</u>

The sum of £18,000 relates to loans from shareholders in the Company. It is anticipated that these loans will be repaid after more than 5 years from the balance sheet date.

### 4. Share capital

	2016 £	2015 £
<b>Authorised</b>		
12 Ordinary shares shares of £1 each	<u>12</u>	<u>12</u>
<b>Allotted, called up and fully paid</b>		
11 Ordinary shares shares of £1 each	<u>11</u>	<u>11</u>

### 5. Cash and other assets held in trust

The company acts as a residential management company and collects service charge monies to fund expenditure. A statutory trust is imposed over service charge monies received by virtue of Section 42 of the Landlord and Tenant Act 1987 and the company acts as trustee in this capacity. At 28 September 2016 the balance of cash and other assets held in trust was as follows:

	2016 £	2015 £
Opening balance	49,259	33,087
Service charge monies received	116,981	113,275
Expenditure incurred	(166,240)	(97,103)
Total	<u>-</u>	<u>49,259</u>

**EYNESBURY ESTATES LIMITED**

**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 28 SEPTEMBER 2016**

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**6. Prior year adjustment**

The comparative figures have been restated (in order to reflect a prior year adjustment relating to a change in the accounting treatment of service charge monies received following advice provided by the Financial Reporting Council) as follows:

- (i) Turnover for the year ended 28 September 2015 being reduced by £49,260 to £64,379
- (ii) The surplus for the year ended 28 September 2015 being reduced by £49,260 to a deficit of £33,008
- (iii) Cash at bank at 28 September 2015 being reduced by £49,318 to £98,071
- (iv) Creditors at 28 September 2015 being reduced by £58 to £87,585
- (v) The balance on reserves at 28 September 2015 being reduced by £49,260 to £nil