

**REGISTRAR'S COPY  
PLEASE SIGN AND RETURN**

Company Number 06661308

---

**Parkview Estates Management Limited**

**Financial Statements**

**For the year ended 31st December 2012**

---

MONDAY



\*A2108HVM\*

A44

30/09/2013

#33

COMPANIES HOUSE

**Parkview Estates Management Limited**

**Financial Statements**

**For the year ended 31st December 2012**

---

<b>Contents</b>	<b>Pages</b>
Officers and professional advisers	<b>1</b>
The director's report	<b>2 to 3</b>
Independent auditors's report to the shareholders	<b>4 to 5</b>
Profit and loss account	<b>6</b>
Balance sheet	<b>7</b>
Notes to the financial statements	<b>8 to 11</b>
<b>The following pages do not form part of the financial statements</b>	
Detailed profit and loss account	<b>13</b>
Notes to the detailed profit and loss account	<b>14</b>

**Parkview Estates Management Limited**

**Officers and Professional Advisers**

---

<b>The director</b>	M Dall'osso
<b>Registered office</b>	219 Baker Street, London NW1 6XE
<b>Registered number</b>	06661308
<b>Auditors</b>	Benjamin, Taylor & Co , Chartered Accountants & Statutory Auditors 201, Great Portland Street, London, W1W 5AB
<b>Bankers</b>	HSBC 94, Kensington High Street, London, W8 4SH

**Parkview Estates Management Limited**

**The Director's Report**

**For the year ended 31st December 2012**

---

The director presents his report and the financial statements of the company for the year ended 31st December 2012

**Principal activities**

The principal activity of the company during the year was that of property management services

**Director**

The director who served the company during the year was as follows

M Dall'osso

**Director's responsibilities**

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that year.

In preparing those financial statements, the director is required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the director is aware

- there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all steps that he ought to have taken to make himself aware of any relevant audit information and to establish that the auditor is aware of that information.

**Parkview Estates Management Limited**

**The Director's Report *(continued)***

**For the year ended 31st December 2012**

---

**Small company provisions**

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006

Signed by

A handwritten signature in black ink, appearing to read 'M Dall'osso', written over the printed name and title.

M Dall'osso  
Director

Approved by the director on 30th September 2013

**Independent Auditors's Report to the Shareholders of  
Parkview Estates Management Limited**

**For the year ended 31st December 2012**

---

We have audited the financial statements of Parkview Estates Management Limited for the year ended 31st December 2012. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholders, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's shareholders those matters we are required to state to them in an auditor's 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 and the company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of director and auditors**

As explained more fully in the Director's Responsibilities Statement set out on page 2, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31st December 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matters prescribed by the Companies Act 2006**

In our opinion the information given in the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Independent Auditors's Report to the Shareholders of  
Parkview Estates Management Limited *(continued)***

**For the year ended 31st December 2012**

---

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of director's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the director was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the director's report

Malcolm Adamson FCCA (Senior Statutory Auditor)  
For and on behalf of  
Benjamin, Taylor & Co ,  
Chartered Accountants  
& Statutory Auditors  
201, Great Portland Street,  
London,  
W1W 5AB

30th September 2013

**Parkview Estates Management Limited**  
**Profit and Loss Account**  
**For the year ended 31st December 2012**

	Note	2012 £	2011 £
<b>Turnover</b>		670,737	507,180
Cost of sales - Rechargeable expenses		<u>454,307</u>	<u>317,627</u>
<b>Gross Profit</b>		216,430	189,553
Administrative expenses		<u>418,176</u>	<u>332,886</u>
<b>Operating Loss</b>	<b>2</b>	(201,746)	(143,333)
Interest receivable		190	31
<b>Loss on Ordinary Activities Before Taxation</b>		<u>(201,556)</u>	<u>(143,302)</u>
Tax on loss on ordinary activities		—	—
<b>Loss for the Financial Year</b>		(201,556)	(143,302)
Balance brought forward		<u>(397,596)</u>	<u>(254,294)</u>
Balance carried forward		<u>(599,152)</u>	<u>(397,596)</u>

The notes on pages 8 to 11 form part of these financial statements.



**Parkview Estates Management Limited**

**Balance Sheet**

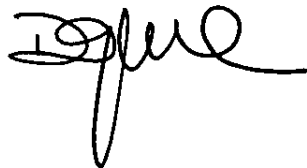
**As at 31st December 2012**

	Note	£	2012 £	2011 £	£
<b>Fixed Assets</b>					
Tangible assets	3		7,569		10,862
<b>Current Assets</b>					
Debtors	4	1,084,459		830,678	
Cash at bank and in hand		2,231,678		2,418,293	
		<u>3,316,137</u>		<u>3,248,971</u>	
<b>Creditors. Amounts Falling due Within One Year</b>	5	<u>3,922,856</u>		<u>3,657,427</u>	
<b>Net Current Liabilities</b>			(606,719)		(408,456)
<b>Total Assets Less Current Liabilities</b>			<u>(599,150)</u>		<u>(397,594)</u>
<b>Capital and Reserves</b>					
Called-up equity share capital	7		2		2
Profit and loss account			(599,152)		(397,596)
<b>Deficit</b>			<u>(599,150)</u>		<u>(397,594)</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

These financial statements were approved and signed by the director and authorised for issue on 30th September 2013

M Dall'osso



Company Registration Number 06661308

The notes on pages 8 to 11 form part of these financial statements.

**Parkview Estates Management Limited**

**Notes to the Financial Statements**

**For the year ended 31st December 2012**

---

**1 Accounting Policies**

**Basis of Accounting**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

**Turnover**

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax

**Fixed Assets**

All fixed assets are initially recorded at cost

**Depreciation**

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows

Fixtures & Fittings	-	25% Straight Line
Motor Vehicles	-	25% Straight Line
Equipment	-	25% Straight Line

**Deferred Taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold

Deferred tax assets are recognised only to the extent that the director considers that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date

**Going Concern**

After making enquiries the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason he continues to adopt the going concern basis in preparing the financial statements

**Parkview Estates Management Limited**

**Notes to the Financial Statements**

**For the year ended 31st December 2012**

**2 Operating Loss**

Operating loss is stated after charging

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Director's remuneration	50,378	50,873
Depreciation of owned fixed assets	6,780	5,907
Auditor's fees	<u>8,000</u>	<u>8,000</u>

**3. Tangible Fixed Assets**

	<b>Fixtures and Fittings £</b>	<b>Motor Vehicles £</b>	<b>Equipment £</b>	<b>Total £</b>
<b>Cost</b>				
At 1st January 2012	2,968	12,500	8,165	23,633
Additions	<u>1,002</u>	<u>—</u>	<u>2,485</u>	<u>3,487</u>
<b>At 31st December 2012</b>	<u><b>3,970</b></u>	<u><b>12,500</b></u>	<u><b>10,650</b></u>	<u><b>27,120</b></u>
<b>Depreciation</b>				
At 1st January 2012	1,483	7,292	3,996	12,771
Charge for the year	<u>992</u>	<u>3,125</u>	<u>2,663</u>	<u>6,780</u>
<b>At 31st December 2012</b>	<u><b>2,475</b></u>	<u><b>10,417</b></u>	<u><b>6,659</b></u>	<u><b>19,551</b></u>
<b>Net Book Value</b>				
<b>At 31st December 2012</b>	<u><b>1,495</b></u>	<u><b>2,083</b></u>	<u><b>3,991</b></u>	<u><b>7,569</b></u>
At 31st December 2011	<u>1,485</u>	<u>5,208</u>	<u>4,169</u>	<u>10,862</u>

**4. Debtors**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Trade debtors	545,470	381,154
Amounts owed by group undertakings	526,073	438,747
Other debtors	<u>12,916</u>	<u>10,777</u>
	<u><b>1,084,459</b></u>	<u><b>830,678</b></u>

**Parkview Estates Management Limited**

**Notes to the Financial Statements**

**For the year ended 31st December 2012**

**5. Creditors. Amounts Falling due Within One Year**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Trade creditors	24,895	32,046
Amounts owed to group undertakings	3,716,165	3,463,164
Other taxation and social security	78,905	56,996
Other creditors	102,891	105,221
	<u>3,922,856</u>	<u>3,657,427</u>

**6. Related Party Transactions**

As the company is a wholly owned subsidiary of Farmont Baker Street Limited, and as the group publishes consolidated accounts, it has taken advantage of the exemptions contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group

During the year the company also had the following transactions with Diamond Hangar Limited (formerly Greatex Limited), a company which does not form part of the Farmont Baker Street Limited group of companies, but a company which also regarded Greatex Trade & Investment Corp BVI, as being it's ultimate holding company and controlling party up until 31st December 2011, when it ceased to be a member of the group

**Diamond Hangar Limited - (Formerly Greatex Limited)**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Balance brought forward	47,469	21,594
Monies advanced to Diamond Hangar Limited	99,084	25,875
Monies advanced from Diamond Hangar Limited	(51,500)	-
Balance carried forward	<u>95,053</u>	<u>47,469</u>

The above loan is interest free and repayable on demand

**7. Share Capital**

**Authorised share capital:**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

**Allotted, called up and fully paid:**

	<b>2012</b>		<b>2011</b>	
	<b>No</b>	<b>£</b>	<b>No</b>	<b>£</b>
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

**Parkview Estates Management Limited**

**Notes to the Financial Statements**

**For the year ended 31st December 2012**

---

**8. Ultimate Parent Company**

The company is wholly owned by Farmont Baker Street Limited, a company incorporated in England

Up until 31st December 2011, the directors regarded, Greatex Trade & Investment Corp BVI a company incorporated in the British Virgin Islands as being the ultimate holding company and controlling party

From 1st January 2012, the directors regard Napel Investment Corp BVI a company incorporated in the British Virgin Islands as being the ultimate holding company and controlling party