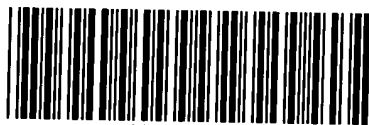


**CENTRAL HOUSE (EXETER) LIMITED
UNAUDITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2017
REGISTRATION NUMBER 07130396**

TUESDAY



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CENTRAL HOUSE (EXETER) LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2017**

Directors	Mr J P Moran	appointed 23.1.10	Died 27th April 2017
	Mr R B Lloyd	appointed 23.1.10	
	Ms K Theodoulou	appointed 23.1.10	
	Ms L Huggett	appointed 19.1.10	
	Ms P A Laflin	appointed 17.6.14	
	Mr D Linnell	appointed 16.6.16	
Secretary	Whitton & Laing (South West) LLP		
Company number	07130396		
Registered office	20 Queen Street Exeter Devon EX43SN		
Accountants	RSK Ltd 15A Guessens Road Welwyn Garden City Hertfordshire AL8 6QL		

CENTRAL HOUSE (EXETER) LIMITED

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2017**

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CENTRAL HOUSE (EXETER) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 JANUARY 2017

The directors present their report and the financial statements for the year ended 31 January 2017.

Incorporation and change of name

The company was incorporated on 19 January 2010 as Central House (Exeter) Limited. The company commenced trade on 30 January 2010.

Principal activity

The principal activity of the company is that of property management.

Directors

The directors who served during the period are as stated below

Mr J P Moran	appointed 23.1.10	
Mr R B Lloyd	appointed 23.1.10	
Ms K Theodoulou	appointed 23.1.10	Died 27th April 2017
Ms L Huggett	appointed 19.1.10	
Ms P A Laflin	appointed 17.6.14	
Mr D Linnell	appointed 16.6.16	

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

This report was approved by the Board on 13/10/17 and signed on its behalf by

Whitton & Laing 13/10/17

Whitton & Laing (South West) LLP
Secretary

CENTRAL HOUSE (EXETER) LIMITED

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 JANUARY 2017**

	Notes	2017 £	2016 £
Service charges receivable		13,680	10,800
Administrative expenses		<u>(7,161)</u>	<u>(14,795)</u>
Surplus (Deficit) for the period	7	<u>6,519</u>	<u>(3,995)</u>

The notes on pages 5 - 6 form an integral part of these financial statements

CENTRAL HOUSE (EXETER) LIMITED

BALANCE SHEET AT 31 JANUARY 2017

		2017		2016	
	Notes	£	£	£	£
Fixed Assets					
Tangible Fixed Assets	2		3,904		3,904
Current Assets					
Debtors	3	8,077		4,208	
		<u>8,077</u>		<u>4,208</u>	
Creditors: amounts falling due within one year	4	1,257		3,907	
Net current liabilities			6,820		301
Net assets			<u>10,724</u>		<u>4,205</u>
Capital and reserves					
Called up share capital	5		7		7
Freehold contribution			3,900		3,900
Repairs & renewals reserve	6		-		485
Residents' reserve	7		6,817		(187)
Shareholders funds	8		<u>10,724</u>		<u>4,205</u>

The directors' statements required by section 475(2) and (3) are shown on the following page which forms part of this Balance sheet.

The notes on pages 5 - 6 form an integral part of these financial statements

CENTRAL HOUSE (EXETER) LIMITED

BALANCE SHEET (CONTINUED)

**DIRECTORS' STATEMENTS REQUIRED BY SECTIONS 475(2) AND (3)
FOR THE YEAR ENDED 31 JANUARY 2017**

In approving these financial statements as directors of the company we hereby confirm:

- (a) that for the period stated above the company was entitled to the exemption conferred by Section 477 of the Companies Act 2006
- (b) that no notice has been deposited at the registered office of the company pursuant to Section 476 of the Companies Act 2006 requesting that an audit be conducted for the year ended 31 January 2017 and
- (c) that we acknowledge our responsibilities for:
 - (1) ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006, and
 - (2) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the period then ended in accordance with the requirements of Sections 394 and 395 of the Companies Act 2006 and which otherwise comply with the provisions of the Companies Act relating to financial statements, so far as applicable to the company.

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

The financial statements were approved by the Board on 13.10.2017 and signed on its behalf by


Mr J P Moran
Director

The notes on pages 5 - 6 form an integral part of these financial statements

CENTRAL HOUSE (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2017

1. Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2. Service charges receivable

Service charges receivable represents the contributions from residents towards expenditure incurred on the management of the property. Any excess of income over expenditure is carried forward as residents' reserve.

1.3. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

No depreciation is provided on the freehold interest by way of it being a non-wasting asset.

2. Tangible Fixed Assets

	Freehold Interest	Total
	£	£
Cost		
As at 31 January 2016	3,904	3,904
Additions	-	-
As at 31 January 2017	<u>3,904</u>	<u>3,904</u>
Net book value		
As at 31 January 2017	<u><u>3,904</u></u>	<u><u>3,904</u></u>

3. Debtors

	2017 £	2016 £
Other Debtors	6,250	3,367
Prepayments and accrued Income	<u>1,827</u>	<u>841</u>
	<u><u>8,077</u></u>	<u><u>4,208</u></u>

CENTRAL HOUSE (EXETER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2017**

.....continued

	2017 £	2016 £
4. Creditors: amounts falling due within one year		
Other Creditors	-	-
Accruals and deferred income	1,257	3,907
	<u>1,257</u>	<u>3,907</u>
5. Called up share capital	2017 £	2016 £
Allotted, called up and unpaid 7 Ordinary shares of £1 each	<u>7</u>	<u>7</u>
6. Repairs & renewals reserve	2017 £	2016 £
Opening repairs & renewals reserves	485	4,160
Transfer (to)/from residents' reserve Reserve	(485)	(3,675)
Closing repairs & Renewals reserves	<u>-</u>	<u>485</u>
7. Residents' reserve	2017 £	2016 £
Opening residents' reserves	(187)	133
Transfer (to)/from Repairs & Renewals Reserve	485	3,675
Surplus for the period	6,519	(3,995)
Closing residents' reserves	<u>6,817</u>	<u>(187)</u>
8. Reconciliation of movements in Shareholders funds	2017 £	2016 £
Opening shareholders' funds	4,205	8,200
Surplus for the period	6,519	(3,995)
Net proceeds of equity share issue	-	-
Freehold contribution	-	-
Net addition to shareholders' funds	<u>6,519</u>	<u>(3,995)</u>
Closing shareholders' funds	<u>10,724</u>	<u>4,205</u>
9 Controlling interests		
No individual has overall control of the company.		

CENTRAL HOUSE (EXETER) LIMITED

**MANAGEMENT INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 JANUARY 2017**

	2017		2016	
	£	£	£	£
Services charges		13,680		10,800
<u>Administrative expenses</u>				
Water	24		24	
Insurance	2,485		2,263	
Electricity	990		1,002	
Cleaning	885		825	
Repairs and maintenance	943		7,523	
Fire protection	190		468	
Management fees	1,092		2,257	
Accountancy	420		420	
Sundry expenses	132		13	
		7,161		14,795
Operating surplus / (Defecit)		6,519		(3,995)

This page does not form part of the statutory accounts

CENTRAL HOUSE (EXETER) LIMITED

**Accountants' report on the unaudited financial statements to the directors of
Central House (Exeter) Limited**

As described on the balance sheet you are responsible for the preparation of the financial statements for the year ended 31 January 2017 set out on pages 2 - 6 and you consider that the company is exempt from an audit. In accordance with your instructions we have compiled these unaudited financial statements, in order to assist you to fulfil your statutory responsibilities, from the accounting records and information supplied to us.

RSK Ltd
15A Guessens Road
Welwyn Garden City
Hertfordshire
AL8 6QL

This page does not form part of the statutory accounts