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COMPANY REGISTRATION NUMBER 2964608

PATTERN HOUSE MANAGEMENT LIMITED
FINANCIAL STATEMENTS
FOR
31ST DECEMBER 2011



STEELE ROBERTSON GODDARD
Chartered Accountants
28 Ely Place
London
EC1N 6AA

PATTERN HOUSE MANAGEMENT LIMITED

MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS

The board of directors

D J Durman
H M Whittaker
S L Black
J K Y Li
A J Wiles

Company secretary

D J Durman

Registered office

c/o Steele Robertson Goddard
28 Ely Place
London
EC1N 6AA

Accountants

Steele Robertson Goddard
Chartered Accountants
28 Ely Place
London
EC1N 6AA

PATTERN HOUSE MANAGEMENT LIMITED

THE DIRECTORS' REPORT

YEAR ENDED 31ST DECEMBER 2011

The directors have pleasure in presenting their report and the unaudited financial statements of the company for the year ended 31st December 2011

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was the management of the residential property at Pattern House, 223/227 St John Street, London EC1V 4LY

DIRECTORS

The directors throughout the year were as shown on the previous page. Each director held one share in the company throughout their period of office with the exception of H M Whittaker and A J Wiles who each held two shares.

The directors had no beneficial interest in any significant contract with the company.

The directors are not subject to retirement by rotation.

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.

Registered office:
c/o Steele Robertson Goddard
28 Ely Place
London
EC1N 6AA

Signed by order of the directors



D J DURMAN
Company Secretary

Approved by the directors on 14th September 2012

PATTERN HOUSE MANAGEMENT LIMITED

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31ST DECEMBER 2011

	Note	2011 £	2010 £
SERVICE CHARGES RECEIVABLE		39,000	39,000
Cost of maintenance and services		<u>33,793</u>	<u>28,873</u>
GROSS SURPLUS		5,207	10,127
Administrative expenses		1,078	1,070
Other operating income		<u>(480)</u>	<u>(576)</u>
OPERATING SURPLUS		4,609	9,633
Interest receivable		849	1,149
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		5,458	10,782
Tax on surplus on ordinary activities		70	362
SURPLUS FOR THE FINANCIAL YEAR		5,388	10,420
Transfer to maintenance reserve		(5,207)	(10,128)
Transfer to reserve - company surplus		<u>(181)</u>	<u>(292)</u>
Balance carried forward		<u>-</u>	<u>-</u>

The notes on pages 5 to 6 form part of these financial statements.

PATTERN HOUSE MANAGEMENT LIMITED

BALANCE SHEET

31ST DECEMBER 2011

	Note	2011 £	2010 £
CURRENT ASSETS			
Debtors	2	10,142	20,761
Cash at bank		59,700	45,540
		<u>69,842</u>	<u>66,301</u>
CREDITORS: Amounts falling due within one year	3	<u>8,587</u>	<u>10,433</u>
NET CURRENT ASSETS		<u>61,255</u>	<u>55,868</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>61,255</u>	<u>55,868</u>
CAPITAL AND RESERVES			
Called-up equity share capital	5	19	19
Maintenance reserve	6	61,236	55,849
SHAREHOLDERS' FUNDS		<u>61,255</u>	<u>55,868</u>

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors acknowledge their responsibilities for

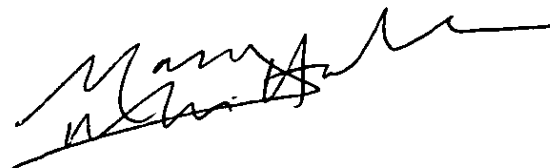
- (i) ensuring that the company keeps proper accounting records which comply with section 386 of the Act, and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus or deficit for the financial year in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company

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 by the directors and authorised for issue on 14th September 2012, and are signed on their behalf by.



D J DURMAN



H M WHITTAKER

Company Registration Number 2964608

The notes on pages 5 to 6 form part of these financial statements.

PATTERN HOUSE MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2011

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

Turnover represents service charges receivable from the residential lessees

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2. DEBTORS

	2011	2010
	£	£
Steele Robertson Goddard - Current account	9,181	17,760
Steele Robertson Goddard - Business reserve account	16	16
Prepayments and accrued income	945	2,985
	<u>10,142</u>	<u>20,761</u>

3. CREDITORS: Amounts falling due within one year

	2011	2010
	£	£
Service charges in advance	1,314	724
Other creditors including taxation:		
Taxation	70	362
Deposits held	4,000	6,750
Accruals and deferred income	3,203	2,597
	<u>8,587</u>	<u>10,433</u>

PATTERN HOUSE MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2011

4. RELATED PARTY TRANSACTIONS

Included in these accounts are the following amounts demanded for the year in respect of lessees who were directors at any time during the year -

Service charges £ 15,405

5. SHARE CAPITAL

Authorised share capital:

	2011	2010
	£	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	2011		2010	
	No	£	No	£
19 Ordinary shares of £1 each	<u>19</u>	<u>19</u>	<u>19</u>	<u>19</u>

6. MAINTENANCE RESERVE

	2011	2010
	£	£
Balance brought forward:		
Balance brought forward	55,849	45,428
Transfer from the Income and Expenditure Account	5,207	10,128
Transfer from the Income and Expenditure Account	180	293
	<u>61,236</u>	<u>55,849</u>