

**REPORT OF THE MEMBERS AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5TH APRIL 2010**  
**FOR**  
**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

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**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

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**for the Year Ended 5TH APRIL 2010**

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**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**GENERAL INFORMATION**

**for the Year Ended 5TH APRIL 2010**

**DESIGNATED MEMBERS:** S E Ruback  
Mrs M L Sint  
J L Ruback  
A J Sint

**REGISTERED OFFICE:** 3rd Floor  
77/79 High Street  
Watford  
Hertfordshire  
WD17 2DJ

**REGISTERED NUMBER:** OC311429 (England and Wales)

**ACCOUNTANTS:** Stephen Starr Limited  
Chartered Accountants  
77-79 High Street  
Watford  
Hertfordshire  
WD17 2DJ

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**REPORT OF THE MEMBERS**

**for the Year Ended 5TH APRIL 2010**

The members present their report with the financial statements of the LLP for the year ended 5th April 2010.

**PRINCIPAL ACTIVITY**

The principal activity of the LLP in the year under review was that of property investors

**DESIGNATED MEMBERS**

The designated members during the year under review were:

S E Ruback  
Mrs M L Sint  
J L Ruback  
A J Sint

**RESULTS FOR THE YEAR AND ALLOCATION TO MEMBERS**

The profit for the year before members' remuneration and profit shares was £52,122 (2009 - £16,381 loss)

**MEMBERS' INTERESTS**

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 as modified by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs

**ON BEHALF OF THE MEMBERS:**

*J L Ruback*  
- Designated Member

Date

*A J Sint*

*Jonathan L. Ruback.*

*Aubrey J Sint.*

*XAS*

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**PROFIT AND LOSS ACCOUNT**

**for the Year Ended 5TH APRIL 2010**

5 4 09 £	Notes	5 4.10 £
-	<b>TURNOVER</b>	-
(27,657)	Administrative expenses	(1,343)
(27,657)		(1,343)
49,738	Other operating income	81,683
22,081	<b>OPERATING PROFIT</b>	80,340
200	Interest receivable and similar income	19
22,281		80,359
(38,662)	Interest payable and similar charges	(28,237)
(16,381)	<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS</b>	<b>52,122</b>

The notes form part of these financial statements

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**BALANCE SHEET**  
**5TH APRIL 2010**

5 4 09 £		Notes	5 4 10 £
904,685	<b>FIXED ASSETS</b>		
	Tangible assets	3	904,685
	<b>CURRENT ASSETS</b>		
1,762	Debtors	4	1,762
46,150	Cash at bank		104,951
47,912			106,713
(29,676)	<b>CREDITORS</b>		
	Amounts falling due within one year	5	(36,355)
18,236	<b>NET CURRENT ASSETS</b>		70,358
922,921	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		975,043
(750,000)	<b>CREDITORS</b>		
	Amounts falling due after more than one year	6	(750,000)
172,921	<b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>		225,043

The notes form part of these financial statements

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**BALANCE SHEET - continued**  
**5TH APRIL 2010**

5 4 09 £		Notes	5 4 10 £
172,921	<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>	7	225,043
-	<b>MEMBERS' OTHER INTERESTS</b>		-
<u>172,921</u>			<u>225,043</u>
<u>172,921</u>	<b>TOTAL MEMBERS' INTERESTS</b>		
	Loans and other debts due to members	7	<u>225,043</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as modified by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 5th April 2010

The members acknowledge their responsibilities for

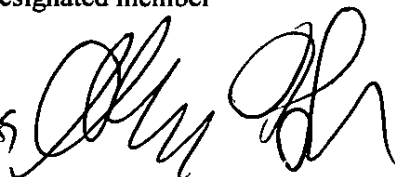
- (a) ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as modified by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the LLP as at the end of each financial year and of its profit or loss 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 as modified by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP

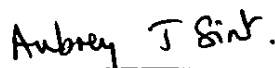
The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 as modified by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the members of the LLP on . . . . . and were signed by

YSLR   
- Designated member

  
Jonathan L Ruback

AS 

  
Aubrey J Sirt.

The notes form part of these financial statements

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 5TH APRIL 2010**

**1 ACCOUNTING POLICIES**

**Accounting convention**

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) and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

**2 INFORMATION IN RELATION TO MEMBERS**

	5.4 10	5 4 09
The average number of members during the year was	<u>4</u>	<u>4</u>

**3 TANGIBLE FIXED ASSETS**

		Land and buildings £
<b>COST</b>		
At 6th April 2009 and 5th April 2010		<u>904,685</u>
<b>NET BOOK VALUE</b>		
At 5th April 2010		<u>904,685</u>
At 5th April 2009		<u>904,685</u>

**4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	5 4.10	5 4 09
	£	£
Trade debtors	<u>1,762</u>	<u>1,762</u>

**5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	5 4 10	5.4 09
	£	£
Trade creditors	35,332	28,701
Other creditors	1,023	975
	<u>36,355</u>	<u>29,676</u>

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 5TH APRIL 2010**

**6 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	5 4 10	5 4.09
	£	£
Other creditors	750,000	750,000
	<u>750,000</u>	<u>750,000</u>

**7 LOANS AND OTHER DEBTS DUE TO MEMBERS**

	5.4 10	5.4.09
	£	£
Amounts owed to members in respect of profits	225,043	172,921
	<u>225,043</u>	<u>172,921</u>
Falling due within one year	225,043	172,921
	<u>225,043</u>	<u>172,921</u>

**8 MEMBERS' INTERESTS**

	Members' other interests Reserves £	Loans and other debts due to members £	Total £
Balance at 6th April 2009	-	172,921	172,921
Profit for the financial year available for discretionary division among members	52,122		52,122
Members' interests after profit for the year	52,122	172,921	225,043
Other divisions of profit	(52,122)	52,122	
Balance at 5th April 2010	-	225,043	225,043

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**PROFIT AND LOSS ACCOUNT**

**for the Year Ended 5TH APRIL 2010**

5 4 09		5 4 10	
£	£	£	£
-			-
	<b>Income</b>		
	<b>Other income</b>		
	49,738 Rents Receivable	81,683	
	200 Deposit account interest	19	
49,938			81,702
49,938			81,702
	<b>Expenditure</b>		
	622 Insurance	-	
	681 Light and Heat	(195)	
	19,467 Repairs to Property	285	
	887 Telephone	-	
	60 Post and Stationery	60	
	40 Travelling	-	
	158 Sundry Expenses	212	
	788 Accountancy Fees	811	
	2,268 Legal Fees	170	
	2,686 Estate Agents' Fees	-	
27,657			1,343
22,281			80,359
	<b>Finance costs</b>		
38,662	Bank Interest		28,237
(16,381)	<b>NET PROFIT/(LOSS)</b>		52,122
	<b>Divisible as follows:</b>		
	(4,096) S E Ruback	13,030	
	(4,095) Mrs M L Sint	13,030	
	(4,095) J L Ruback	13,031	
	(4,095) A J Sint	13,031	
(16,381)			52,122

This page does not form part of the statutory financial statements

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**CAPITAL ACCOUNTS SCHEDULE**  
**5TH APRIL 2010**

	Totals	S E Ruback	Mrs M L Sint	J L Ruback	A J Sint
	£	£	£	£	£
At 6th April 2009	172,921	55,731	30,730	55,730	30,730
Share of profit	52,122	13,030	13,030	13,031	13,031
At 5th April 2010	225,043	68,761	43,760	68,761	43,761