Two Eagles House (Management) Limited

Annual Report and Financial Statements
For the year ended 30 September 2008

A company registered in England and Wales, number 4536070

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Directors Report

The Directors present their sixth annual report and financial statements of the company for the year ended 30 September 2008.

This report has been prepared in accordance with the special provisions relating to small companies under Section 246 Companies Act 1985.

Principal Activities, Business Review and Future Developments

The company was incorporated on 16 September 2002 as a company limited by guarantee. The company holds the freehold of the private residential property known as Two Eagles House. The company has not traded or received any income in this financial period and the Directors intentions for the company are to continue in this way.

Results and Dividends

The company made no profit or loss for the period. The Directors do not propose a dividend in respect of the year ended 30 September 2008.

Directors

The following Directors served throughout the year:

J Flavin
N Heaton

The Directors' interests are limited to those set out in Note 4 to the accounts

Auditors

For the year ended 30 September 2008 the company was entitled to exemption under Section 249(1) of the Companies Act 1985 and members have not required the company to obtain an audit in accordance with Section 249B(2) of the Act.

Approved by the Directors and signed on behalf of the company:



N Heaton
Director

1st January 2009

Statement of Directors Responsibilities

United Kingdom company law requires the Directors to prepare financial statements for each financial year 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 the profit or loss of the company for that period. In preparing those financial statements, the Directors are required to:

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

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the special provisions relating to small companies under S246 of the Companies Act 1985. They are also responsible for the system of internal control, for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Balance Sheet
30 September 2008

	Note	30 September 2008 £	30 September 2007 £
Fixed assets			
Tangible assets	2	**17,500**	**17,500**
Total assets less current liabilities		**17,500**	**17,500**
Creditors: Amounts falling due after more than one year	3	**(17,500)**	**(17,500)**
Net Assets		**-**	**-**
Capital and Reserves			
Income and expenditure account		**-**	**-**
Members' funds		**-**	**-**

For the year ended 30 September 2008 the company was entitled to exemption under Section 249A(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with Section 249B(2).

The Directors acknowledge their responsibility for: (i) ensuring the company keeps accounting records which comply with section 221 of the Companies Act 1985; and (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226 of the Companies Act 1985, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

The financial statements were approved by the Directors on 28th Jan 2008:

N Heaton
Director

Notes to the Financial Statements
For the year ended 30 September 2008

1. Accounting policies

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities.

2. Tangible fixed assets

	30 September 2008 £	30 September 2007 £
Value of Freehold at year end	**17,500**	**17,500**

3. Creditors: amounts falling due after one year

	30 September 2008 £	30 September 2007 £
Amounts owed to Members	**17,500**	**17,500**

4. Liability of members

The company is limited by guarantee without any share capital. In the event of the company being wound up, each member is liable to contribute for the payment of the debts and liabilities of the company such amount as may be required, but not exceeding £1.