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COMPANY REGISTRATION NUMBER 01679842

**ABACONA INVESTMENTS LIMITED**  
**UNAUDITED ABBREVIATED ACCOUNTS**  
**FOR THE YEAR ENDED**  
**24 JUNE 2013**



**BALDWIN GRAVESTOCK & OWEN LIMITED**

Chartered Certified Accountants  
St David's Court  
Union Street  
Wolverhampton  
West Midlands  
WV1 3JE

**ABACONA INVESTMENTS LIMITED**

**ABBREVIATED ACCOUNTS**

**YEAR ENDED 24 JUNE 2013**

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## **ABACONA INVESTMENTS LIMITED**

### **REPORT TO THE DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF ABACONA INVESTMENTS LIMITED**

**YEAR ENDED 24 JUNE 2013**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the abbreviated accounts of Abacona Investments Limited for the year ended 24 June 2013 as set out on pages 2 to 5 from the company's accounting records and from information and explanations you have given us

As a practising member firm of The Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://rulebook.accaglobal.com>

This report is made solely to the Board of Directors of Abacona Investments Limited, as a body, in accordance with the terms of our engagement letter dated 13 August 2013. Our work has been undertaken solely to prepare for your approval the abbreviated accounts of Abacona Investments Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with the requirements of The Association of Chartered Certified Accountants as detailed at [www.accaglobal.com/factsheet163](http://www.accaglobal.com/factsheet163). To the fullest extent possible permitted by law, we do not accept or assume responsibility to anyone other than Abacona Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Abacona Investments Limited has kept adequate accounting records and to prepare statutory abbreviated accounts that give a true and fair view of the assets, liabilities, financial position and profit or loss of Abacona Investments Limited. You consider that Abacona Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the abbreviated accounts of Abacona Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abbreviated accounts.

*Baldwin Gravestock + Owen Ltd*

**BALDWIN GRAVESTOCK & OWEN LIMITED**  
Chartered Certified Accountants

St David's Court  
Union Street  
Wolverhampton  
West Midlands  
WV1 3JE

25 October 2013

# **ABACONA INVESTMENTS LIMITED**

## **ABBREVIATED BALANCE SHEET**

**24 JUNE 2013**

|   | Note     | 2013             | 2012             |
|---|----------|------------------|------------------|
|   |          | £                | £                |
| <b>FIXED ASSETS</b>                                   | <b>2</b> |                  |                  |
| Tangible assets                                       |          | 2,430,962        | 2,550,251        |
| <b>CURRENT ASSETS</b>                                 |          |                  |                  |
| Debtors   |          | 12,181           | 10,570           |
| Investments   |          | 416,016          | 389,469          |
| Cash at bank and in hand                              |          | 544,572          | 198,436          |
|   |          | <u>972,769</u>   | <u>598,475</u>   |
| <b>CREDITORS: Amounts falling due within one year</b> |          | <u>14,249</u>    | <u>51,809</u>    |
| <b>NET CURRENT ASSETS</b>                             |          | <u>958,520</u>   | <u>546,666</u>   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>          |          | <u>3,389,482</u> | <u>3,096,917</u> |

THE BALANCE SHEET CONTINUES ON THE FOLLOWING PAGE.  
THE NOTES ON PAGES 4 to 5 FORM PART OF THESE ABBREVIATED ACCOUNTS

**ABACONA INVESTMENTS LIMITED**  
**ABBREVIATED BALANCE SHEET** *(continued)*

**24 JUNE 2013**

|                                | Note | 2013<br>£        | £ | 2012<br>£        | £ |
|--------------------------------|------|------------------|---|------------------|---|
| <b>CAPITAL AND RESERVES</b>    |      |                  |   |                  |   |
| Called-up equity share capital | 3    | 1,000            |   | 1,000            |   |
| Revaluation reserve            |      | 1,683,573        |   | 1,790,453        |   |
| Profit and loss account        |      | 1,704,909        |   | 1,305,464        |   |
| <b>SHAREHOLDERS' FUNDS</b>     |      | <b>3,389,482</b> |   | <b>3,096,917</b> |   |

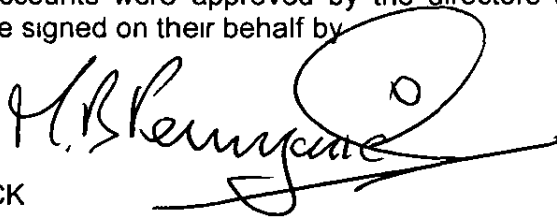
The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act

The directors acknowledge their responsibilities for

- (i) ensuring that the company keeps adequate 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 profit or loss 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 abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006

These abbreviated accounts were approved by the directors and authorised for issue on 23 October 2013, and are signed on their behalf by



MR M B PENNYCUICK

Company Registration Number 01679842

**ABACONA INVESTMENTS LIMITED**  
**NOTES TO THE ABBREVIATED ACCOUNTS**  
**YEAR ENDED 24 JUNE 2013**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

**Turnover**

The company's turnover is attributable to the principal activities of refurbishment and management of properties and collection of rental income

**Fixed assets**

All fixed assets are initially recorded at cost

**Depreciation**

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

|                               |                                  |
|-------------------------------|----------------------------------|
| Computer Equipment            | - 33 3% per annum straight line  |
| Property Furniture & Fittings | - 15% per annum reducing balance |
| Motor Vehicles                | - 25% per annum reducing balance |
| Office Equipment              | - 20% per annum straight line    |

**Investment properties**

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

**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.

**ABACONA INVESTMENTS LIMITED**  
**NOTES TO THE ABBREVIATED ACCOUNTS**  
**YEAR ENDED 24 JUNE 2013**

**2 FIXED ASSETS**

|                          | <b>Tangible<br/>Assets<br/>£</b> |
|--------------------------|----------------------------------|
| <b>COST OR VALUATION</b> |                                  |
| At 25 June 2012          | 2,623,842                        |
| Additions                | 39,205                           |
| Disposals                | (185,289)                        |
| Revaluation              | 5,032                            |
| <b>At 24 June 2013</b>   | <b><u>2,482,790</u></b>          |
| <b>DEPRECIATION</b>      |                                  |
| At 25 June 2012          | 73,591                           |
| Charge for year          | 1,715                            |
| On disposals             | (23,478)                         |
| <b>At 24 June 2013</b>   | <b><u>51,828</u></b>             |
| <b>NET BOOK VALUE</b>    |                                  |
| <b>At 24 June 2013</b>   | <b><u>2,430,962</u></b>          |
| At 24 June 2012          | <u>2,550,251</u>                 |

**3. SHARE CAPITAL**

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

|                                  | <b>2013</b>  |              | <b>2012</b>  |              |
|----------------------------------|--------------|--------------|--------------|--------------|
|                                  | <b>No</b>    | <b>£</b>     | <b>No</b>    | <b>£</b>     |
| 1,000 Ordinary shares of £1 each | <u>1,000</u> | <u>1,000</u> | <u>1,000</u> | <u>1,000</u> |