

**ESSKAY PROPERTIES LIMITED**

**Company Number: 09094270**

**DIRECTOR'S REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

**ALAN COOPER SAUNDERS ANGEL**  
**CHARTERED ACCOUNTANTS**

**KENTON HOUSE**  
**666 KENTON ROAD**  
**HARROW**  
**MIDDLESEX HA3 9QN**

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COMPANIES HOUSE

**ESSKAY PROPERTIES LIMITED**

**DIRECTOR**

Mr S A Kaisharis

**REGISTERED OFFICE**

Kenton House  
666 Kenton Road  
Harrow  
Middlesex HA3 9QN

**ACCOUNTANTS**

Alan Cooper Saunders Angel  
Chartered Accountants  
Kenton House  
666 Kenton Road  
Harrow  
Middlesex HA3 9QN

**ESSKAY PROPERTIES LIMITED**

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FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

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**ESSKAY PROPERTIES LIMITED****REPORT OF THE DIRECTOR**

The Director presents his Report and the Financial Statements for the period ended 30<sup>th</sup> June 2015.

**Director**

The Director who served during the year was as follows:

Mr S A Kaisharis

This Report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

This Report was approved by the Director on .....12.03..... 2016.

.....SKAISHARIS  
Mr S A Kaisharis  
Director

**ESSKAY PROPERTIES LIMITED**

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS  
OF ESSKAY PROPERTIES LIMITED  
FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the Accounts of Esskay Properties Limited for the period ended 30<sup>th</sup> June 2015 (as set out on pages 3 - 6), from the company's accounting records and from information and explanations you have given us.

As a practising member of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of Esskay Properties Limited, as a body, in accordance with the terms of our existing Engagement Letter. Our work has been undertaken solely to prepare for your approval the Accounts of Esskay Properties Limited and state those matters that we have agreed to state to the Board of Directors of Esskay Properties Limited, as a body, in this report, in accordance with AAF2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Esskay Properties Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Esskay Properties Limited has kept adequate accounting records and to prepare statutory Accounts that give a true and fair view of the assets, liabilities, financial position and profit or (loss) of Esskay Properties Limited. You consider that Esskay Properties Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the Accounts of Esskay Properties 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 Accounts.

Alan Cooper Saunders Angel  
Chartered Accountants

Kenton House  
666 Kenton Road  
Harrow  
Middlesex HA3 9QN

Date: .....

**ESSKAY PROPERTIES LIMITED****PROFIT AND LOSS ACCOUNT  
FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

The company has not traded during the first period ended 30<sup>th</sup> June 2015. During this period, the company received no income and incurred no expenditure and therefore made neither profit or loss.

Certain items of expenditure were paid on behalf of the company by the Director.

The notes on page 5 form part of these Financial Statements.

**ESSKAY PROPERTIES LIMITED****COMPANY NUMBER: 09094270****BALANCE SHEET AS AT 30<sup>th</sup> JUNE 2015**

	<b><u>Notes</u></b>	<b><u>2015</u></b>
		<b><u>£</u></b>
<b><u>Fixed Assets</u></b>		
Investments	<b>2</b>	9,500
<b><u>Current Assets</u></b>		
Debtors - other debtors		<u>100</u>
Net Assets		<u>9,600</u>
<b><u>Capital and Reserves</u></b>		
Called-up Share Capital	<b>3</b>	100
Revaluation Reserve	<b>4</b>	<u>9,500</u>
<b>Shareholders' Funds</b>		<b><u>9,600</u></b>

The Financial Statements have been prepared in accordance with the provisions of the Companies Act 2006, applicable to companies subject to the small companies' regime.

For the period ended 30<sup>th</sup> June 2015, the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies and the Members have not required the company to obtain an audit of its accounts for the period in question, in accordance with Section 476. The Director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006, with respect to accounting records and the preparation of Accounts.

The Financial Statements were approved by the Director on .....12-03..... 2016:

.....SKAISHARIS  
**Mr S A Kaisharis**  
 Director

The notes on page 5 form part of these Financial Statements.

**ESSKAY PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The Financial Statements have been prepared under the Historical Cost Convention, modified to include the revaluation of the freehold interest in the properties, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The company was incorporated on 19<sup>th</sup> June 2014 to hold the freehold interest in 85A, B and C Wellesley Road, Croydon CRO 2AJ.

**1.2 Investment Properties**

Investment properties are valued at their open market value at the Balance Sheet date. Any surplus on revaluation is transferred to the investment property revaluation reserve. Any deficit is deducted from the investment property revaluation reserve, except for permanent diminutions in value, which are charged to the Profit and Loss Account.

No amortisation or depreciation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to expiry, in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The treatment is contrary to the requirements of the Companies Act 2006 to provide for depreciation, but is considered necessary to ensure the Financial Statements give a true and fair view. Depreciation is only one of the factors reflected at the Balance Sheet date valuation and the amount that might otherwise have been shown, cannot be separately identified or quantified.

**2. Investments**

	<b><u>Investment Properties</u></b>
	£
Additions at cost	-
Revaluation	<u>9,500</u>
Valuation at 30 <sup>th</sup> June 2015	<u>9,500</u>

The company holds the freehold of 85A, B and C Wellesley Road, Croydon CR0 2AJ. The freehold was acquired from the Shareholders at nil cost. At the Balance Sheet date, the freehold was valued by the Director at £9,500.



**ESSKAY PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 30<sup>th</sup> JUNE 2015**

(.../cont)

3.	<b><u>Share Capital</u></b>	<b><u>2015</u></b>
		<b><u>£</u></b>
	<u>Allotted, called-up and fully paid</u>	
	100 Ordinary shares of £1 each	<u>100</u>
4.	<b><u>Reserves</u></b>	<b><u>Revaluation Reserve</u></b>
		<b><u>£</u></b>
	Revaluation in the period	<u>9,500</u>
	Balance at 30 <sup>th</sup> June 2015	<u>9,500</u>
5.	<b><u>Controlling Party and Related Party Disclosures</u></b>	

The company is controlled by its Shareholders, Mr S A Kaisharis (50%) and Mrs M Kaisharis (50%).

The Director and his spouse paid the company formation costs, £100 of which was used to settle their subscription for 100 Ordinary £1 shares in the company.