

DANIELLA PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Christiansons Ltd
Chartered Certified Accountants
Sterling House
Fulbourne Road
Walthamstow
London
E17 4EE

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	4

DANIELLA PROPERTIES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2025**

DIRECTOR: Mr A Mousicos

REGISTERED OFFICE: 88 The Woodlands
Southgate
London
N14 5RX

REGISTERED NUMBER: 05010708 (England and Wales)

ACCOUNTANTS: Christiansons Ltd
Chartered Certified Accountants
Sterling House
Fulbourne Road
Walthamstow
London
E17 4EE

STATEMENT OF FINANCIAL POSITION
30 JUNE 2025

	Notes	30.6.25 £	£	30.6.24 £	£
FIXED ASSETS					
Tangible assets	4		450		45
Investment property	5		<u>475,000</u>		<u>475,000</u>
			475,450		475,045
CURRENT ASSETS					
Debtors	6	254		-	
Cash at bank		<u>6,476</u>		<u>4,422</u>	
		6,730		4,422	
CREDITORS					
Amounts falling due within one year	7	<u>39,130</u>		<u>38,317</u>	
NET CURRENT LIABILITIES			<u>(32,400)</u>		<u>(33,895)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			443,050		441,150
CREDITORS					
Amounts falling due after more than one year	8		(168,604)		(168,440)
PROVISIONS FOR LIABILITIES	11		<u>(30,259)</u>		<u>(30,259)</u>
NET ASSETS			<u>244,187</u>		<u>242,451</u>
CAPITAL AND RESERVES					
Called up share capital	12		100		100
Fair value reserve	13		230,217		230,217
Retained earnings	13		<u>13,870</u>		<u>12,134</u>
SHAREHOLDERS' FUNDS			<u>244,187</u>		<u>242,451</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2025 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company 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 relating to financial statements, so far as applicable to the company.

STATEMENT OF FINANCIAL POSITION - continued
30 JUNE 2025

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 12 January 2026 and were signed by:

Mr A Mousicos - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

1. **STATUTORY INFORMATION**

Daniella Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents the net rents receivable, excluding value added tax. Turnover is recognised when rent becomes due under the lease agreement.

Tangible fixed assets

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

Computer equipment - 25% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

However, deferred tax assets are recognised only to the extent that the director considers that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred taxation is measured on a non-discounted basis at the tax rates that are expected to apply in the periods in which the timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2024 - 1).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

4. TANGIBLE FIXED ASSETS

	Computer equipment £
COST	
At 1 July 2024	180
Additions	<u>600</u>
At 30 June 2025	<u>780</u>
DEPRECIATION	
At 1 July 2024	135
Charge for year	<u>195</u>
At 30 June 2025	<u>330</u>
NET BOOK VALUE	
At 30 June 2025	<u>450</u>
At 30 June 2024	<u>45</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2024 and 30 June 2025	<u>475,000</u>
NET BOOK VALUE	
At 30 June 2025	<u>475,000</u>
At 30 June 2024	<u>475,000</u>

Fair value at 30 June 2025 is represented by:

	£
Valuation in 2007	85,530
Valuation in 2014	30,000
Valuation in 2022	145,000
Cost	<u>214,470</u>
	<u>475,000</u>

If the investment property had not been revalued it would have been included at the following historical cost:

	30.6.25 £	30.6.24 £
Cost	<u>214,470</u>	<u>214,470</u>

Investment property was valued on an open market basis on 30 June 2022 by the director .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.25	30.6.24
	£	£
Prepayments	<u>254</u>	<u>-</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.25	30.6.24
	£	£
Other loans	33,324	33,324
Tax	724	-
Other creditors	1,700	1,700
Directors' loan accounts	170	89
Accruals and deferred income	1,700	1,700
Accrued expenses	<u>1,512</u>	<u>1,504</u>
	<u>39,130</u>	<u>38,317</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.6.25	30.6.24
	£	£
Bank loans (see note 9)	<u>168,604</u>	<u>168,440</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>168,604</u>	<u>168,440</u>

9. LOANS

An analysis of the maturity of loans is given below:

	30.6.25	30.6.24
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>168,604</u>	<u>168,440</u>

10. SECURED DEBTS

The following secured debts are included within creditors:

	30.6.25	30.6.24
	£	£
Bank loans	<u>168,604</u>	<u>168,440</u>

The director, Mr A Mousicos, has given unlimited personal guarantees regarding the bank loan.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

11. PROVISIONS FOR LIABILITIES

	30.6.25	30.6.24
	£	£
Deferred tax	<u>30,259</u>	<u>30,259</u>
		Deferred tax
		£
Balance at 1 July 2024		<u>30,259</u>
Balance at 30 June 2025		<u>30,259</u>

12. CALLED UP SHARE CAPITAL**Allotted, issued and fully paid:**

Number:	Class:	Nominal value:	30.6.25	30.6.24
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

13. RESERVES

	Retained earnings	Fair value reserve	Totals
	£	£	£
At 1 July 2024	12,134	230,217	242,351
Profit for the year	5,736		5,736
Dividends	<u>(4,000)</u>		<u>(4,000)</u>
At 30 June 2025	<u>13,870</u>	<u>230,217</u>	<u>244,087</u>

14. ULTIMATE CONTROLLING PARTY

At the balance sheet date, Mousicos Holdings Ltd controls the company by virtue of holding 100 per cent of the issued ordinary share capital.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.