

REGISTERED NUMBER: 05120708 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017
FOR
GREENBERRY ESTATES LTD

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FOR THE YEAR ENDED 31 MAY 2017**

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GREENBERRY ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2017

DIRECTOR: A Horowitz

SECRETARY: Mrs P Horowitz

REGISTERED OFFICE: 115 Craven Park Road
South Tottenham
London
N15 6BL

REGISTERED NUMBER: 05120708 (England and Wales)

ACCOUNTANTS: Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

ABRIDGED STATEMENT OF FINANCIAL POSITION
31 MAY 2017

	Notes	31.5.17 £	£	31.5.16 £	£
FIXED ASSETS					
Tangible assets	5		874		1,028
Investment property	6		<u>1,100,000</u>		<u>391,622</u>
			1,100,874		392,650
CURRENT ASSETS					
Debtors		172		-	
Cash at bank		<u>7,509</u>		<u>8,618</u>	
		7,681		8,618	
CREDITORS					
Amounts falling due within one year		<u>140,648</u>		<u>157,441</u>	
NET CURRENT LIABILITIES			<u>(132,967)</u>		<u>(148,823)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			967,907		243,827
CREDITORS					
Amounts falling due after more than one year	7		<u>190,972</u>		<u>202,793</u>
NET ASSETS			<u>776,935</u>		<u>41,034</u>
CAPITAL AND RESERVES					
Called up share capital	10		1		1
Fair value reserve	11		708,378		-
Retained earnings	11		<u>68,556</u>		<u>41,033</u>
SHAREHOLDERS' FUNDS			<u>776,935</u>		<u>41,034</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2017 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 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.
- (b)

ABRIDGED STATEMENT OF FINANCIAL POSITION - continued
31 MAY 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Income Statement and an abridged Statement of Financial Position for the year ended 31 May 2017 in accordance with Section 444(2A) of the Companies Act 2006.

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 on 31 May 2018 and were signed by:

A Horowitz - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017**

1. STATUTORY INFORMATION

Greenberry Estates Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

First year adoption of Financial Reporting Standard 102 (FRS 102) Section 1A

These financial statements for the year ended 31 May 2017 are the first that are prepared in accordance with FRS 102 Section 1A. The previous financial statements were prepared in accordance with UK GAAP, the date of transition to FRS 102 Section 1A is 1 June 2015.

Turnover

Turnover represents net rent receivable, excluding value added tax.

Tangible fixed assets

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

Fixtures and fittings - 15% on reducing balance

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.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL.

5. TANGIBLE FIXED ASSETS

	Totals £
COST	
At 1 June 2016	
and 31 May 2017	<u>5,236</u>
DEPRECIATION	
At 1 June 2016	4,208
Charge for year	<u>154</u>
At 31 May 2017	<u>4,362</u>
NET BOOK VALUE	
At 31 May 2017	<u>874</u>
At 31 May 2016	<u>1,028</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2016	391,622
Revaluations	708,378
At 31 May 2017	<u>1,100,000</u>
NET BOOK VALUE	
At 31 May 2017	<u>1,100,000</u>
At 31 May 2016	<u>391,622</u>

Fair value at 31 May 2017 is represented by:

	£
Valuation in 2017	708,378
Cost	<u>391,622</u>
	<u>1,100,000</u>

Investment property was valued on an open market basis on 31 May 2017 by the director .

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS

	31.5.17 £	31.5.16 £
Repayable by instalments		
Bank loans more 5 yr by instal	<u>190,972</u>	<u>202,793</u>

8. LOANS

An analysis of the maturity of loans is given below:

	31.5.17 £	31.5.16 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>190,972</u>	<u>202,793</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.5.17 £	31.5.16 £
Bank loans	<u>190,972</u>	<u>202,793</u>

The mortgage is secured by a first charge over the company's investment properties and bear interest at variable rates.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.5.17 £	31.5.16 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

11. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2016	41,033	-	41,033
Profit for the year	735,901		735,901
Fair value adjustment	<u>(708,378)</u>	<u>708,378</u>	<u>-</u>
At 31 May 2017	<u>68,556</u>	<u>708,378</u>	<u>776,934</u>

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.