

REGISTERED NUMBER: 05120708 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2018

FOR

GREENBERRY ESTATES LTD

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2018**

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

GREENBERRY ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2018

DIRECTORS: A Horowitz
D Brander

SECRETARY: Mrs B Brander

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

**STATEMENT OF FINANCIAL POSITION
31 MAY 2018**

	Notes	31.5.18 £	£	31.5.17 £	£
FIXED ASSETS					
Tangible assets	5		743		874
Investment property	6		<u>1,100,000</u>		<u>1,100,000</u>
			1,100,743		1,100,874
CURRENT ASSETS					
Debtors	7	18,517		172	
Cash at bank		<u>1,211</u>		<u>7,509</u>	
		19,728		7,681	
CREDITORS					
Amounts falling due within one year	8	<u>147,159</u>		<u>140,648</u>	
NET CURRENT LIABILITIES			<u>(127,431)</u>		<u>(132,967)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			973,312		967,907
CREDITORS					
Amounts falling due after more than one year	9		<u>178,484</u>		<u>190,972</u>
NET ASSETS			<u>794,828</u>		<u>776,935</u>
CAPITAL AND RESERVES					
Called up share capital	12		1		1
Fair value reserve	13		708,378		708,378
Retained earnings	13		<u>86,449</u>		<u>68,556</u>
SHAREHOLDERS' FUNDS			<u>794,828</u>		<u>776,935</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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)

STATEMENT OF FINANCIAL POSITION - continued
31 MAY 2018

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.

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

The financial statements were approved by the Board of Directors on 31 May 2019 and were signed on its behalf by:

A Horowitz - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2018**

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 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.

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.

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 1 (2017 - NIL) .

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 June 2017	
and 31 May 2018	<u>5,236</u>
DEPRECIATION	
At 1 June 2017	4,362
Charge for year	<u>131</u>
At 31 May 2018	<u>4,493</u>
NET BOOK VALUE	
At 31 May 2018	<u>743</u>
At 31 May 2017	<u>874</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2018

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2017	
and 31 May 2018	<u>1,100,000</u>
NET BOOK VALUE	
At 31 May 2018	<u>1,100,000</u>
At 31 May 2017	<u><u>1,100,000</u></u>

Fair value at 31 May 2018 is represented by:

	£
Valuation in 2017	708,378
Valuation in 2018	<u>391,622</u>
	<u><u>1,100,000</u></u>

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

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.18 £	31.5.17 £
Other debtors	<u>18,517</u>	<u>172</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.18 £	31.5.17 £
Taxation and social security	10,968	7,323
Other creditors	<u>136,191</u>	<u>133,325</u>
	<u><u>147,159</u></u>	<u><u>140,648</u></u>

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

	31.5.18 £	31.5.17 £
Bank loans (see note 10)	<u>178,484</u>	<u>190,972</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>178,484</u>	<u>190,972</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2018**

10. LOANS

An analysis of the maturity of loans is given below:

	31.5.18 £	31.5.17 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>178,484</u>	<u>190,972</u>

11. SECURED DEBTS

The following secured debts are included within creditors:

	31.5.18 £	31.5.17 £
Bank loans	<u>178,484</u>	<u>190,972</u>

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

12. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.5.18 £	31.5.17 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

13. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2017	68,556	708,378	776,934
Profit for the year	<u>17,893</u>		<u>17,893</u>
At 31 May 2018	<u>86,449</u>	<u>708,378</u>	<u>794,827</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.