

Abbreviated Unaudited Accounts
for the Year Ended 31st March 2016
for
Waybeck Property Management Limited

Contents of the Abbreviated Accounts
for the year ended 31st March 2016

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4
Chartered Accountants' Report	6

Waybeck Property Management Limited

Company Information
for the year ended 31st March 2016

DIRECTORS:	W K French Mrs R M French
REGISTERED OFFICE:	74 Lairgate Beverley East Yorkshire HU17 8EU
REGISTERED NUMBER:	08424813 (England and Wales)
ACCOUNTANTS:	cbaSadofskys Chartered Accountants Princes House Wright Street Hull East Yorkshire HU2 8HX
BANKERS:	Handelsbanken 1st Floor The Hall Lairgate Beverley HU17 8HL

Abbreviated Balance Sheet
31st March 2016

	Notes	2016 £	2015 £
FIXED ASSETS			
Tangible assets	2	4,438	6,600
Investment property	3	<u>662,709</u>	<u>375,635</u>
		<u>667,147</u>	<u>382,235</u>
CURRENT ASSETS			
Cash at bank		821	21,634
CREDITORS			
Amounts falling due within one year		<u>(529,292)</u>	<u>(261,761)</u>
NET CURRENT LIABILITIES		<u>(528,471)</u>	<u>(240,127)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		138,676	142,108
CREDITORS			
Amounts falling due after more than one year	4	(168,000)	(157,414)
PROVISIONS FOR LIABILITIES		<u>(888)</u>	<u>-</u>
NET LIABILITIES		<u>(30,212)</u>	<u>(15,306)</u>
CAPITAL AND RESERVES			
Called up share capital	5	2	2
Profit and loss account		<u>(30,214)</u>	<u>(15,308)</u>
SHAREHOLDERS' FUNDS		<u>(30,212)</u>	<u>(15,306)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2016 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)

Abbreviated Balance Sheet - continued
31st March 2016

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 19th December 2016 and were signed on its behalf by:

W K French - Director

Notes to the Abbreviated Accounts
for the year ended 31st March 2016

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Tangible fixed assets

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

Plant and machinery	- 20% on cost
Motor vehicles	- 25% on cost
Computer equipment	- 10% to 50% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. **TANGIBLE FIXED ASSETS**

	Total £
COST	
At 1st April 2015	11,672
Additions	<u>1,192</u>
At 31st March 2016	<u>12,864</u>
DEPRECIATION	
At 1st April 2015	5,072
Charge for year	<u>3,354</u>
At 31st March 2016	<u>8,426</u>
NET BOOK VALUE	
At 31st March 2016	<u>4,438</u>
At 31st March 2015	<u>6,600</u>

Notes to the Abbreviated Accounts - continued
for the year ended 31st March 2016

3. INVESTMENT PROPERTY

	Total £
COST	
At 1st April 2015	375,635
Additions	<u>287,074</u>
At 31st March 2016	<u>662,709</u>
NET BOOK VALUE	
At 31st March 2016	<u>662,709</u>
At 31st March 2015	<u>375,635</u>

4. CREDITORS

Creditors include the following debts falling due in more than five years:

	2016 £	2015 £
Repayable by instalments	<u>168,000</u>	<u>123,538</u>

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
2	Ordinary	£1	<u>2</u>	<u>2</u>

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Waybeck Property Management Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Waybeck Property Management Limited for the year ended 31st March 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Waybeck Property Management Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Waybeck Property Management Limited and state those matters that we have agreed to state to the Board of Directors of Waybeck Property Management Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Waybeck Property Management Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Waybeck Property Management Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Waybeck Property Management Limited. You consider that Waybeck Property Management 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 financial statements of Waybeck Property Management 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 financial statements.

cbaSadofskys
Chartered Accountants
Princes House
Wright Street
Hull
East Yorkshire
HU2 8HX

19th December 2016

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.