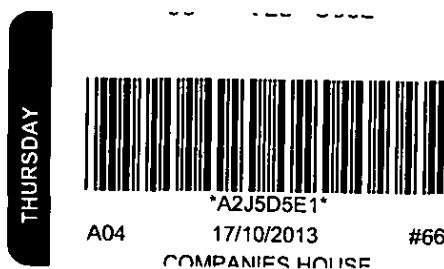


**Elliot Property Investment Company
Limited**

Unaudited Abbreviated Accounts

27 January 2013



CONWAY FIELDEN GOUGH

Chartered Accountants
Colne House
Guithavon Street
Witham
Essex
CM8 1BL

Elliot Property Investment Company Limited

Abbreviated Accounts

Year Ended 27 January 2013

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Elliot Property Investment Company Limited

Abbreviated Balance Sheet 27 January 2013

| | Note | 2013 £ | 2012 £ |
|--|------|----------------|-----------------|
| Fixed Assets | | | |
| Tangible assets – Freehold Property | 2 | 411,098 | 466,098 |
| Tangible assets – Plant & Machinery | 2 | 9,958 | 15,070 |
| | | <u>421,056</u> | <u>481,168</u> |
| Current Assets | | | |
| Debtors | | 50,892 | 16,593 |
| Cash at bank and in hand | | 31,704 | 12,370 |
| | | <u>82,596</u> | <u>28,963</u> |
| Creditors: Amounts Falling due Within One Year | | <u>24,531</u> | <u>94,068</u> |
| Net Current Assets/(Liabilities) | | <u>58,065</u> | <u>(65,105)</u> |
| Total Assets Less Current Liabilities | | <u>479,121</u> | <u>416,063</u> |
| Creditors: Amounts Falling due after More than One Year | | <u>197,830</u> | <u>207,192</u> |
| | | <u>281,291</u> | <u>208,871</u> |
| Capital and Reserves | | | |
| Called-up equity share capital | 3 | 9 | 9 |
| Profit and loss account | | 281,282 | 208,862 |
| Shareholders' Funds | | <u>281,291</u> | <u>208,871</u> |

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors acknowledge their responsibilities for:

- (i) ensuring that the company keeps adequate accounting records which comply with section 386 of the Act, and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006

These abbreviated accounts were approved by the directors and authorised for issue on 16/09/2013 and are signed on their behalf by:

Mrs M E E Hodges
Director

Melanie Hodges

Company Registration Number: 1350091

The notes on pages 2 to 3 form part of these abbreviated accounts.

Elliot Property Investment Company Limited

Notes to the Abbreviated Accounts

Year Ended 27 January 2013

1. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), subject to the departures referred to below.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Fixed Assets

All fixed assets are initially recorded at cost including investment properties.

The director's intend to change this accounting policy from 28 January 2013 and change the carrying value of investment properties to their current market value in accordance with SSAP 19 and the Financial Reporting Standard for Smaller Entities (effective April 2008)

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant & Machinery - 33% straight line

Financial Instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities



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Elliot Property Investment Company Limited

Notes to the Abbreviated Accounts

Year Ended 27 January 2013

2. Fixed Assets

| | Tangible Assets £ |
|---------------------------|-------------------------|
| Cost | |
| At 28 January 2012 | 491,953 |
| Disposals | <u>(56,508)</u> |
| At 27 January 2013 | <u>435,445</u> |
| Depreciation | |
| At 28 January 2012 | 10,785 |
| Charge for year | <u>3,604</u> |
| At 27 January 2013 | <u>14,389</u> |
| Net Book Value | |
| At 27 January 2013 | <u>421,056</u> |
| At 27 January 2012 | <u>481,168</u> |

The directors Value the investment freehold properties annually on the basis of open market value. Their valuation at 27 January 2013 was £601,400 (2012: £717,900) The reduction is after allowing for the disposal of a property for £125,000.

3. Share Capital

Allotted, called up and fully paid:

| | 2013 | | 2012 | |
|------------------------------|----------|----------|----------|----------|
| | No | £ | No | £ |
| 9 Ordinary shares of £1 each | <u>9</u> | <u>9</u> | <u>9</u> | <u>9</u> |



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